



415 W. 6th St. • P.O. Box 1995 • Vancouver, WA 98668-1995 • www.cityofvancouver.us

**Clark County
Historic Preservation Commission
Staff Report**

Project Number: PRJ-147037 / LUP-42122

Project Name: Vancouver Federal Savings & Loan Building

Project Address: 1001 Main Street

Owner/Applicant: Dean W. Irvin
114 E 6th Street
Vancouver WA 98660

Staff: Bryan Monroe-Associate Planner

Meeting Date: April 7, 2015

I. SUMMARY

The Vancouver Federal Savings & Loan Building is located at 1001 Main Street (Tax Assessor Serial Number 39310000). The property owner has requested nomination of the properties to the Clark County Heritage Register.

II. CLARK COUNTY HERITAGE REGISTER AND NATIONAL REGISTER OF HISTORIC PLACES STATUS

The subject building is not on any historic register currently. Consent for nomination and designation to the Clark County Heritage Register has been signed by the owners of the property.

III. HISTORIC NAME

Vancouver Federal Savings & Loan Building

IV. COMMON NAME

None

V. BOARD RESPONSIBILITY

Under the City of Vancouver Ordinance M-3243 (VMC Chapter 17.39), the Clark County Historic Preservation Commission has the responsibility for reviewing matters of historic preservation within the City of Vancouver.

VI. STATEMENT OF SIGNIFICANCE

The applicant's statement of significance for the nomination identifies Criteria 1, 2, and 5. Criterion 1 involves associating the structure to events that have made a significant contribution to the broad local, state, or national history. Criterion 2 relates the structure to a distinctive architectural characteristic of a type period, or method of design or construction or representation of a significant and distinguishable entity whose components may lack individual distinction. The nomination also identified Criterion 5 regarding persons of significance in national, state, or local history.

VII. PHYSICAL DESCRIPTION

The Vancouver Federal Savings & Loan Building dates back to 1930. The building was designed by the firm of Higgins and Biederman of Portland, Oregon and built by Henry Albert Schute of Vancouver.

The Vancouver Federal Savings & Loan design is a two-story building with basement located on the northeast corner of Main Street and Evergreen Boulevard. The building has a rectangular footprint measuring 50 feet x 65 feet and a flat roof with parapet. When originally constructed, the main elevations featured three archways and a bay on either side of them. Two marble columns and their ornate plaster capitals reached upward to establish the middle arch. The column bases were marble as well. The first floor entrance to the building is set back from the archways. Above the arches was decorative cornice flanked by artistic tile work running along the roofline and continuing along the Evergreen facade. On the roof, directly behind the front parapet and centered on the arches was a terra-cotta hip roof measuring 22 feet x 11 feet. The second floor windows are of two types. There are four round-arched windows on the Evergreen facade, below their sills are rectangle windows set in a manner to extend the arch creating a tribute to the arches at the western front. Other second floor windows are four pairs of nine-pane rectangular type that allow light into corner offices. There is geometrical relief work above each of these windows. A substantial two-part marquee on the southwest corner displayed the name Vancouver Federal horizontally and vertically.

A reproduction of the architect's blueprints, published in April of 1929, reveals how the building was to be constructed, showing an elevator and alluding to five additional floors. Since the building's height terminated at two floors, the elevator was unnecessary.

Many of the features and materials came from the area and local craftsmen designed and fabricated them. Marble and exterior plaster was used on the facades of the building. Nineteen tons of terra-cotta from Seattle was used along with tannish-grey marble called Sequoyah for the exterior and an attractive grey with reddish grained marble called Lunel for inside. All the marble came from Portland and cost \$5,000.

The fact that the building was a financial institution meant it required a strongly built foundation, walls and flooring. In the basement, the floor is four-inch thick concrete with a half-inch cement finish coat. The exterior walls are 18-inch thick reinforced concrete. The foundation alone used twenty-six tons of reinforcing steel, 800 yards of gravel and sand, 15,000 feet of rough lumber and 700 barrels of cement. The building only has two stories but is strong enough to hold an additional five stories. Other records note that the basement vault was built with floors and walls both 18-inches thick.

The interior of the building was an opulent showcase of marble and mahogany. The marble columns were repeated inside. They directed attention to the mezzanine area that was open to view and had a beautiful mahogany rail to look over. On the ground floor, was the service counter made of solid mahogany with marble panels and bases. A gate matching the rails allowed access. To the right of the lobby was a substantial mahogany staircase with tooled balusters and marble accents leading upwards. Further to the right was a doorway topped by a mahogany fan relief. The doorway opened to the stairway that led down. Throughout the building were offices that were identified by beautiful molding, trim, jams, dividers, sashes, mantles, wainscot, and frames. The doors had brass and glass fixtures and accents. Marble was also prevalent. Artistic plaster was on the walls and ceiling and used to create capitals atop the marble columns. The woodwork, consisting mainly of mahogany, was supplied by the Central Planing Mill of Vancouver. Braley & Lee was the plumbing contractor and Marshall Electric of Portland performed the electrical work. The permit for the building was \$46,000.

In the mid-1960s the structure was “modernized” and covered with stone facing on the first floor with aggregate panels and metal storefront on the upper floors. The building has had the 1960 materials removed. The applicant has restored many of the original elemental features from the initial building design.

VIII. STAFF REVIEW AND COMMENT

The review criteria for the proposal are listed in the adopted rules and regulations of the Clark County Historic Preservation Commission (VMC 17.39). Any building, structure, site, object or district may be designated for inclusion in the Clark County Heritage Register if it:

- Has integrity of location, design, setting, materials, workmanship, feeling and association; and
- Is at least fifty years old, or is of lesser age and has exceptional importance; and
- Is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community; and
- Meets at least one of the criteria listed at VMC 17.39.070.
 - Is associated with the lives of persons significant in national, state or local history;
 - Embodies the distinctive architectural characteristics of a type period, style or method of design or construction, or represents a significant and distinguishable entity whose components lack individual distinction.

Finding: The structure has integrity of location, design, setting, materials, workmanship, feeling and association. Major alterations have occurred over time and the surrounding

area has greatly changed; however, after removing the renovated storefront the massing, significant features, location, design, materials, and feeling of the structure remain very much the same.

The structure is more than 50 years old (circa 1930).

The structure is associated with Clark County history with respect to the individuals and their businesses and personal roles in the community. The applicant has provided in depth biography material on both building owners and their contributions to Vancouver history.

Staff finds that the applicant has established that the structure is associated with the lives of persons and businesses significant in local history events and that the structure embodies the distinctive architectural characteristics of the architect.

Designation and listing on the Clark County Heritage Register is an honorary designation denoting significant association with the historic, architectural, archaeological, engineering or cultural heritage of the community. Properties will be listed individually and as contributing properties to the Heritage Overlay District #2 (VMC 20.510.020 B).

Once listed, heritage register properties will be subject to the requirements of both VMC 17.39 and VMC 20.510. Such regulations include but are not limited to:

- Prior to the commencement of any work associated with the significant features as defined in the designation of the register property or historic district, excluding ordinary repair, maintenance and emergency measures defined in VMC Section 17.39.080 the property owner must request and receive a certificate of appropriateness from the commission.
- Any alterations shall meet the requirements of the Heritage Overlay District #2, VMC 20.510.020 B.5 a-r.
- Prior to whole or partial demolition of a register property or historic district property, the owner must request and receive a waiver of a certificate of appropriateness. The requirements of VMC 20.510.030 C shall also apply to demolition requests.
- After demolition of a structure the commission may initiate removal of the property from the Clark County Heritage Register.
- All properties which are designated and listed on the Clark County Heritage Register shall have a copy of the listing recorded with the county auditor's office. A copy of the designation and listing letter for recording shall be forwarded to the auditor's office by commission staff.

VII. STAFF CONCLUSIONS AND RECOMMENDATION

Staff finds that the nomination of the Vancouver Federal Savings & Loan Building meets all four of the four criteria of VMC 17.39.070 and the adopted Rules and Regulations of the Clark County Historic Preservation Commission. Staff recommends the listing of the Vancouver Federal Savings & Loan Building on the Clark County Heritage Register subject to listed conditions of approval.

VIII. EXHIBITS

1. Vicinity Map
2. Nomination Form
3. Applicant submitted exhibits

XI. APPEAL

The commission's decision regarding a nomination to the Clark County Heritage Register may be appealed to the City Council. Appeal of the City Council's decision may be appealed to superior court. The letter of appeal shall state the case number designated by the City and the name of the applicant, name and signature of each petitioner and a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20, and the specific aspect(s) of the decision and reasons why each aspect is in error as a matter of fact or law, and the evidence relied upon to prove the error.

A fee of \$1,312.00 must accompany the appeal. However, if the aggrieved party is a recognized neighborhood association, the fee assessed is \$98.00. Submit the appeal request and fee to Development Review Services, either at the Customer Service Counter, first floor of the City Hall, 415 W 6th Street, Vancouver, WA, or to PO Box 1995, Vancouver, WA, 98668-1995.

For more information on the appeal process, please refer to Vancouver Municipal Code 20.00.800 or contact Development Review Services at 360-696-8005.



**Report Prepared by
Bryan Monroe, Associate Planner**

3-24-15

Date



**Greg Turner, Manager
Land Use Team**

3-24-15

Date



Planning Permit Application

LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6th ST ~ Vancouver, WA 98660
 PO Box 1995 ~ Vancouver, WA 98668
 Phone (360) 487-7800
 www.cityofvancouver.us

PRJ-147037
LUP-42122

Type Of Work		
<input type="checkbox"/> Type I	<input type="checkbox"/> Type II	<input checked="" type="checkbox"/> Type III
<input type="checkbox"/> Type IV	<input type="checkbox"/> Tree Removal Only **	
Use Type (Check One Box Only)		
<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family
<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Duplex
<input type="checkbox"/> Wireless Communications Facility (new) please see VMC 20.890		
Process Type		
<input checked="" type="checkbox"/> Standard		<input type="checkbox"/> Streamline

Additional Information			
Special Review type: (if applicable)	<input type="checkbox"/> Tenant Improvement		<input checked="" type="checkbox"/> Other
	<input type="checkbox"/> Unoccupied Commercial/Utility Structure		
Plan Approval Type: (if applicable)	<input type="checkbox"/> Conceptual	<input type="checkbox"/> Detailed	<input type="checkbox"/> Hybrid
	Sewage Disposal:		<input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public
	Water Source:		<input type="checkbox"/> Private Well <input checked="" type="checkbox"/> Public
# of Units:			
# of Proposed Lots:			
# of Acres:			
Size:	<input type="checkbox"/> Up to 25 acres		<input type="checkbox"/> Over 25 acres
Impervious Area sf:			
Sq Ft:	Ground Floor:		
	Upper Floor:		

Project Site Information And Location	
Project site address:	1001 MAIN ST
Suite/bldg./apt #:	
Project name:	VAN FED SAV & LOAN Bld
Tax Assessor Serial Number:	3931 0000
Nearest intersection if no site address:	

Notice
<p><i>I/we understand that per VMC 20.210.090 (Review for Counter Complete Status), if it is determined that the application is not complete, the City shall immediately reject and return the application.</i></p> <p><i>I/we agree that City of Vancouver staff may enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.</i></p>

Description Of Project

Property Owner	
Name	DEAN W. IRVIN
Address:	114 E 6 th ST
City/State/Zip:	VANC WA 98660
Phone:	360-737-8929
E-mail:	hgindustriesinc@gmail.com
Applicant	
Name	SAME AS ABOVE
Address:	
City/State/Zip:	
Phone:	
E-mail (required):	
Contact	
Name	MARK DODD
Address:	102 W 9 th ST
City/State/Zip:	VANC WA 98660
Phone:	360-607-7946
E-mail (required):	mwdoedd@me.com

Required Signatures	
Applicant signature:	
 Print name: William D. IRVIN	Date: 1/11/15
Property Owner signature:	
 Print name: William D. IRVIN	Date: 1/11/15

**These application sub-types must be submitted as a separate LUP application.

APPLICATION SUB TYPES			
Please check all applicable boxes and enter information where necessary			
<input type="checkbox"/> Archaeological Predetermination (fill out supplemental application)			
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Land Extensive	<input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Commercial Pad	<input type="checkbox"/> Unoccupied Com/Utility Structure	
<input type="checkbox"/> Boundary Line Adjustment		# of lots to be reviewed:	
<input type="checkbox"/> Comprehensive Plan Amendment			
<input type="checkbox"/> Conditional Use Permit	Type of Use:		
	Civil Review required?		<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Covenant Release			
<input type="checkbox"/> Critical Areas Permit (fill out supplemental application)	<input type="checkbox"/> Minor Exception		<input type="checkbox"/> Reasonable Use
	Area Types:		
	<input type="checkbox"/> Fish & Wildlife	<input type="checkbox"/> Frequency Flooded	
	<input type="checkbox"/> Geological Hazard	<input type="checkbox"/> Wetlands	
<input type="checkbox"/> Design Review (contact case manager for submittal requirements)	<input type="checkbox"/> Vancouver Central Park		
	<input type="checkbox"/> Downtown	<input type="checkbox"/> Exterior Modification Only	
<input type="checkbox"/> Development Agreement (see VMC 20.250 for requirements)	<input type="checkbox"/> Initial Agreement		
	<input type="checkbox"/> Modification		
	<input type="checkbox"/> Extension		
<input type="checkbox"/> Engineering Variance Request Road Modification (see supplemental checklist)	<input type="checkbox"/> Administrative		
	<input type="checkbox"/> Design Major		
	<input type="checkbox"/> Technical / Minor		
<input checked="" type="checkbox"/> Historic Preservation ** (contact case manager for submittal requirements)	Historic Type:		
	<input type="checkbox"/> Major Modification		
	<input checked="" type="checkbox"/> Place Property on Registry		
	<input type="checkbox"/> Special Valuation		
	Register Type:		
	<input type="checkbox"/> State	<input checked="" type="checkbox"/> Local	
	<input type="checkbox"/> National		
<input type="checkbox"/> Human Services Siting Request (fill out supplemental application)			
<input type="checkbox"/> Joint Use Parking Agreement (see VMC 20.945.030 for requirements)			
<input type="checkbox"/> Legal Lot Determination		# of lots to be reviewed:	
<input type="checkbox"/> Master Plan Public Facilities			
<input type="checkbox"/> Modification	Modification Type:		
	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Minor	
		<input type="checkbox"/> Major	
	<input type="checkbox"/> Mixed Use Master Plan		
	<input type="checkbox"/> Public Facilities Master Plan		
<input type="checkbox"/> Planned Unit Development			
<input type="checkbox"/> Planned Unit Development / Master Plan	<input type="checkbox"/> Post Decision Review		
	Type:	<input type="checkbox"/> Planning <input type="checkbox"/> Planning and Engineering	
<input type="checkbox"/> Preliminary Land Division	<input type="checkbox"/> Commercial		
	<input type="checkbox"/> Mixed		
	<input type="checkbox"/> Residential		
<input type="checkbox"/> Preliminary Land Division		Plat Alteration?	<input type="checkbox"/> Yes <input type="checkbox"/> No

<input type="checkbox"/> Preliminary Site Plan Review	<input type="checkbox"/> Commercial Pad	<input type="checkbox"/> Land Extensive
	<input type="checkbox"/> Non-Residential	<input type="checkbox"/> Residential
	<input type="checkbox"/> Unoccupied Comm/Utility Structure	
<input type="checkbox"/> Shoreline Permit	Request Type:	
	<input type="checkbox"/> Conditional Use	
	<input type="checkbox"/> Variance Request	
	<input type="checkbox"/> Substantial Development	
	Shoreline Designation:	
	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Natural
	<input type="checkbox"/> High Intensity	<input type="checkbox"/> Medium Intensity
	<input type="checkbox"/> Urban Conservancy	
<input type="checkbox"/> Similar Use Determination ** (see VMC 20.160.030 for requirements)		
<input type="checkbox"/> Statement of Exemption **	Exemption Type:	
	<input type="checkbox"/> Shoreline Permit	
	<input type="checkbox"/> Critical Area Permit	
	Exemptions Requested: (Critical Areas only)	
	<input type="checkbox"/> Fish & Wildlife	<input type="checkbox"/> Wetlands
	<input type="checkbox"/> Geological Hazard	<input type="checkbox"/> Frequently Flooded
<input type="checkbox"/> State Environmental Policy (SEPA) (fill out supplemental application)	Use Type:	
	<input type="checkbox"/> Single Family	<input type="checkbox"/> Other
	SEPA Type:	
	<input type="checkbox"/> Grading	<input type="checkbox"/> Non-Projects
	<input type="checkbox"/> Other	<input type="checkbox"/> Site Plan Rev (RES)
	<input type="checkbox"/> Land-division or PUD	
<input type="checkbox"/> Temporary Use ** (see VMC 20.885 for requirements)	Temporary Use Type:	
	<input type="checkbox"/> Commercial/Industrial	
	<input type="checkbox"/> Unforeseen Emergency	
	<input type="checkbox"/> Seasonal or Special Event	
	<input type="checkbox"/> Model Home	
	<input type="checkbox"/> Temp Sales Office	
<input type="checkbox"/> Tree Plan (see VMC 20.770.050 for requirements)	<input type="checkbox"/> Level 1	<input type="checkbox"/> Level 2
	<input type="checkbox"/> Level 3	<input type="checkbox"/> Level 4
	<input type="checkbox"/> Level 5	<input type="checkbox"/> Level 6
	<input type="checkbox"/> Level 7	
	<input type="checkbox"/> Variance	
		Total # of Variance Requests:
<input type="checkbox"/> Zoning Certification ** (see FAQ document for additional information)	Year Built:	
	Footprint/Lot Coverage:	
	Existing Building Height:	
	Existing # Parking Spaces:	
<input type="checkbox"/> Zoning Verification ** (see FAQ document for additional information)		
<input type="checkbox"/> Zoning Change	Change Type	With Comp Plan Change?
	<input type="checkbox"/> Map Change	<input type="checkbox"/> Yes
	<input type="checkbox"/> Code Change	<input type="checkbox"/> No
	Proposed Zoning:	

**These application sub-types must be submitted as a separate LUP application. They may not be bundled with other sub-types.

Clark County Heritage Register Nomination Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>. Complete each item by marking "x" in the appropriate box or by entering the information requested. **This form is similar but not exact to the National Register of Historic Places nomination form. Some sections of the National Register form were not applicable to the local register therefore were not included. When using the National Register Bulletin 16A to fill out the form, look for the section names for information on completing the specific section.** If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Vancouver Federal Savings & Loan Association Building

Other names/site number A.R. Rich Building

2. Location

street & number 1001 Main Street not for publication

city or town Vancouver vicinity

State Washington code WA county Clark code 11 zip code 98660

3. Classification

Ownership of Property

(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

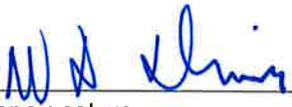
Name of related multiple property listing:
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources
previously listed in the Clark
County Heritage Register

0

4. Owner Consent for Nomination, Designation and Listing

I (we) consent to the nomination, and designation of the above property on the Clark County Heritage Register. I (we) also certify that I am/we are the legal owner(s) of the above property.


Owner signature

01/05/2015
Date

Owner signature

Date

5. Functions or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade: Financial Institution

Commerce/Trade: Business

Health Care/Med Business/Office

Current Functions

(Enter categories from instructions)

Commerce/Trade: Restaurant

Religion/Religious Facility

Commerce/Trade: Specialty Store

6. Description

Architectural Classification

(Enter categories from instructions)

50'x 65' Rectangle 2-Story, Two Part Block

Spanish Mediterranean

Materials

(Enter categories from instructions)

foundation Concrete w\reinforced steel

walls Concrete w\reinforced steel

roof Asphalt/Composition (Flat w\parapet

other Stucco Cladding

Narrative Description

(Describe the historic and current condition of the property.)

See Attached Continuation Sheets

7. Statement of Significance

Applicable Clark County Heritage Register Criteria

- 1 It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- 2 It embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3 It is an outstanding work of a designer, builder, or Architect who has made a substantial contribution to their field.
- 4 It exemplifies or reflects special elements of the county's history.
- 5 It is associated with the lives of persons significant in national, state, or local history
- 6 It has yielded or may be likely to yield important Archaeological information related to history or prehistory.
- 7 It is an historic building or cultural resource removed from its original location but which is significant for architectural value, or association with an historic person or event, or prehistory.
- 8 It is a birthplace or grave of a prehistoric or historical Figure of outstanding importance and is the only surviving structure or site associated with that person.
- 9 It is a cemetery or burial site which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.
- 10 It is a reconstructed building that has been executed in a historically accurate manner on the original site.
- 11 It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

Areas of Significance

(Enter categories from instructions)

COMMERCE

HEALTH \ MEDICAL

Period of Significance

1929

Significant Dates

1929

1963

Significant Person

(Complete if Criterion 2 is marked above)

John Bert (J.B.) Atkinson

Dr. Alvido R. Rich

Cultural Affiliation

First building in Clark County built specifically as a Federal Savings & Loan

Architect/Builder

Higgins & Biederman Architects

Portland, OR Job# 33 (1929)

Nelson, Walla & Dolle Architects

Vancouver, WA Job# 4763 (1963)

Narrative Statement of Significance

(Explain the significance of the property.)

See Attached Continuation Sheets

8. Major Bibliographical Research

Bibliography

(Cite the books, articles, and other sources used in preparing this form.)

WGS Maps (2), Copies of selected Blueprints and Period Photos – 1929, 1963

Clark County Property Information - Account Summary

Sanborn Digital Maps (1911, 28, 49)

Downtown Vancouver Assn Facade Improvement Plan (1994) Cover, pg. 79, 80, 81, 82, 83, 84, (2) photos

Oregonian Newspapers (1920-22) Apr 30, Aug 18, 1920; Feb 18, Aug 4, Sep 15, Sep 21, 1921; Jan 22, May 3, Dec 5, Dec 19, 1922

Columbian Newspapers (1929-1930) May 25, May 27, Continuous AD May 29 1929; Jun 3, Continuous AD Jun 17, Jun 17, Jun 24, Continuous AD Jun 24, Jun 31, Continuous AD Jun 31, Jul 1, Jul 1, Jul 2, Jul 8, Jul 15, Jul 15, Dec 27, Dec 28, AD Dec 30, AD Dec 30, Dec 30, Dec 31, 1929; AD May 28, 1930

History of the Columbia River Valley from the Dalles to the sea Volume 2 [Fred Lockley] (1928), pgs. 454-455; WA Business Doc Volume 4 (1922) pg 1 and 2; U.S. Census 1940;

Previous documentation on file (CCHR):

Preliminary determination of individual listing has been requested

Previously listed in the Clark County Heritage Register

Previously determined eligible by the Clark County Heritage Register

Recorded by Clark County Cultural Resources Inventory Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

9. Geographical Data

Acreeage of Property: **Less than One Acre.**

UTM References

(Place additional UTM References on a continuation sheet.)

1	<input type="text" value="10"/>	<input type="text" value="5"/> <input type="text" value="25"/> <input type="text" value="620"/>	<input type="text" value="50"/> <input type="text" value="52"/> <input type="text" value="874"/>	3	<input type="text"/>					
	Zone	Easting	Northing		Zone	Easting			Northing	
2	<input type="text"/>	<input type="text"/>	<input type="text"/>	4	<input type="text"/>					
	Zone	Easting	Northing		Zone	Easting			Northing	

Verbal Boundary Description

(Describe the boundaries of the property.)

The nominated property is located in downtown Vancouver, WA and is legally described as EAST VANCOUVER #1; LOTS 5 & 6; BLK 44. It is otherwise known as Clark County Parcel 038650 and 038640.

Boundary Justification

(Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot occupied by the Vancouver Federal Savings and Loan Building.

10. Form Prepared By

name/title Mark Dodd
 organization _____ date Jan 5, 2015
 street & number 106 W 9th Street telephone 360-607-7946
 city or town Vancouver state WA zip code 98660

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets Attached

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative photographs of the property. ATTACHED

Additional items

(Check with the CCHPC Staff)

Property Owner

name W. Dean Irvin\Owner
 street & number 114 E. 6th Street telephone 360-737-8929
 city or town Vancouver state WA zip code 98660

4b.	<p><u>CLARK COUNTY HISTORIC PRESERVATION STAFF RECOMMENDATION</u></p> <p>In my opinion, the property meets / does not meet the Clark County Heritage Register criteria. (See continuation sheet.)</p> <p>_____ Signature of commenting staff</p> <p>_____ Date</p>
4c.	<p><u>CLARK COUNTY HISTORIC PRESERVATION COMMISSION RECOMMENDATION / DECISION</u></p> <p>IN THE OPINION OF THE CLARK COUNTY HISTORIC PRESERVATION COMMISSION, THE PROPERTY MEETS / DOES NOT MEET THE CLARK COUNTY HERITAGE REGISTER CRITERIA. (See continuation sheet.)</p> <p>_____ CHAIRPERSON, Clark County Historic Preservation Commission</p> <p>_____ Date</p>

Clark County Heritage Register Continuation Sheet -

PROPERTY NAME:
CLARK COUNTY, WASHINGTON

Section number 7 Page 1

SIGNIFICANCE STATEMENT

The Vancouver Federal Savings and Loan Association (VFS&LA) Building was built as a result of the importance of the Vancouver Saving and Loan Association throughout Clark County. Built in 1929 as a result of prosperous years providing realistic mortgage loans to people who normally could not afford short term ones and the high interest rates accompanying them; and assisting association members with basic savings and investing plans that yielded higher returns than commercial banks.

It was John Bert (J.B.) Atkinson's broad views and a clear vision of future needs, and devoted time and effort to providing the means whereby people could acquire homes and be enabled to pay for them comfortably, that proved a successful concern and resulted in assets of over half million dollars since VFS&LA's organization in January of 1921. (*Fred Lockley said in his History of the Columbia River Valley From The Dalles to the Sea, Vol. III*)

To this end, J.B., acting as the association's secretary, treasurer and manager; and his fellow officers, W. E. Carter, president; Fred Wark, vice-president; and W. C. Bates, counsel, grew the member-based institution into a highly regarded, solid and substantial financial company; recognized as such in the city and state as well as nationally.

J.B. Atkinson, his wife Mildred and son Neil moved to Vancouver in 1910 from Starbuck in eastern Washington. He had worked at the railroad for years in the yards and office, serving as chief clerk of the mechanical department for the Oregon Western RR & Navigation Co.. While doing so, he began writing fire insurance policies and contracts. He liked that line of work so much he eventually quit the railroad. This line of work led him to dealing real estate and taught him many skills and lessons that would assist him later.

After arriving in Vancouver, he set up his real estate, loan and insurance business. With the working knowledge provided by his current businesses, he prospered. J.B. decided

to form a savings and loan. From his first office at 705 Main street, and eventually at 707 Washington, he began to promote the safety and security associated with S & L's. Some of his marketing statements were:

“Why not place you savings and surplus money in this association—Investigate!”

“Our Association is well managed.”, “We have never paid less than 6%.”

“Did you ever hear of anyone losing money in a S & L?”

Since he sold real state through his J.B. Atkinson & Co. and managed the S & L simultaneously, he could almost guarantee a mutually beneficial outcome for all parties.

The community counted on Atkinson in more ways. He actively promoted tourism and beautification for the city. He served as chairman of the police committee, chairman of the Chamber of Congress, was seven times elected councilman and filled the office of Mayor for a time. He was a member of organizations and fraternities, including the Commercial Club, York Rite Mason and Noble of the Mystic Shrine, and belonged to the IOOF, Rotary Club and attended the Methodist Episcopal church. His business recognitions were from the Portland Realty Board, SW Washington S & L Board as Vice President and others.

J.B Atkinson wanted to build a structure that represented his beliefs in Vancouver and it's citizens.

The Columbian called the building “magnificent”, noting that J.B. Atkinson had largely, through his own efforts and zeal, built the savings & loan company, which he founded, to a position of expansion, where it was beginning to assume a vital place in the community business life. However, the man behind it's existence never was to occupy it. J.B. suffered a sudden death on December 26, 1929. His untimely death was a sense of shock and severe loss; a result of complications to a surgery.

Despite the loss of their founder, in 1930, VFS&LA hailed the success of their building and moved into it with plans to ‘make their home for many years. Other businesses that occupied space in the building early on were H.A. Shute; Contractor, J.B. Atkinson & Co., F.S. Johnson Real Estate, West Coast Insurance, The Smart Shop, Fauble & Frey Barbershop and The Cavern Restaurant.

The Depression came and the building's tenants were able survive - in most part, as a result of working together. Neil Atkinson, J.B.'s son, mentioned he and his business managed during the depression and felt lucky as well.” He eventually open his own insurance company in the building.

VFS&LA grew; ultimately occupying the building as a savings and loan only. The space was needed for the financial business, so other tenants relocated.

In 1962, VFS&LA was doing so well that another wonderful building was designed by Day Hilborn and erected at 1205 Broadway.

At this time the Dr. Alvido Rich bought the building and made changes to accommodate his optometry business.

Clark County Heritage Register Continuation Sheet -

PROPERTY NAME:
CLARK COUNTY, WASHINGTON

Section number 8 Page 1

PHYSICAL STATEMENT

The Vancouver Savings and Loan Association (VS&LA) Building is located at 1001 Main Street on the corner of Evergreen Blvd (10th Street). It is a two-story commercial two-part block type structure built in 1929. It went through a remodel in 1963. The current owner has recently begun restoration towards it's original style.

The building plays a prominent role in the area and is still vital. It was Vancouver and Clark County's first building constructed specifically as a Savings and Loan. John Bert (J B) Atkinson had formed the VS&LA financial institution in 1921 and grew it in a manner that benefited county residents with the ability to buy and build homes. In 1928, the business had assets exceeding half a million dollars.

When built, it stood across the street from the Castle Theater to the north and cater-cornered to the Elks Lodge; eventually Kiggins Theatre would operate a couple doors to the north and JC Penney would stand across the street. The building was sold to Alvido Rich, Doctor of Optometry in 1963 and remodeled. Today, the building is home to a church, cafe and salon. The current owner has began to restore it.

The Design and Construction of Vancouver Savings and Loan Association Building (VFS&LA)

The VFS&LA Building was designed by the firm of Higgins and Biederman of Portland, Oregon and built by Henry Albert Shute of Vancouver in 1929.

Wilfred Frank Higgins and Robert G. Biederman are known for the design of the prominent art deco Terminal Sales Building at 1220 SW Morrison St. in Portland in 1927. It was added to the NRHP in October 17, 1991



Shute was a carpenter turned contractor who is best known for building Shumway Junior High School, now known as Vancouver School of Arts and Academics at 3101 Main Street.



The VFS&LA design is a two-story building with basement typical of 1920's commercial construction, located on the corner of Main St. and Evergreen Blvd. It has a rectangular footprint measuring 50' x 65' and a flat roof with parapet. The decorative exterior is representative of Mediterranean style. When originally constructed, its front two elevations featured three archways and a bay on either side of them. Two marble columns and their ornate plaster capitals reached upward to establish the middle arch. The column bases were marble too. The first floor entrance to the building is set back from the archways. Above the arches was decorative cornice flanked by artistic tile work running along the roofline and continuing along the south's facade. On the roof, directly behind the front parapet and centered on the arches was a terra-cotta hip roof measuring 22' x 11'. The second floor windows are of two types. There are four distinguishing round-arched windows that swivel open on the southern facade, below their sills are rectangle window set in a manner to extend the arch creating a tribute to the arches at the western front. Other second floor windows are four pairs of 9-pane rectangular type that allow light into corner offices. There is geometrical relief work above each of these windows. A substantial two-part marquee on the SW corner displayed the name Vancouver Federal horizontally and vertically.

Marble and exterior plaster was used on the facades of the VFS&LA Building.

The fact the building was a financial institution meant it required a strongly built foundation, walls and flooring. In the basement, the floor is 4" thick concrete with a ½" cement finish coat. The exterior walls are 18" thick reinforced concrete.

The foundation alone used twenty-six tons of reinforcing steel, 800 yards of gravel and sand, 15,000 feet of rough lumber and 700 barrels of cement. Builder, Shute, commented during construction that the foundation will only be required to bear two stories at the start, but is being placed strong enough to hold an additional five stories. Other records note that the vault, which is located in the basement, was built with floors and walls both 18" thick.

Nineteen tons of terra-cotta from Seattle was used along with tannish-grey marble called Sequoyah for the exterior and an attractive grey with reddish grained marble called Lunel for inside. All the marble came from Portland and cost \$5000. The woodwork, consisting mainly of mahogany, was supplied by the Central Planing mill of Vancouver. Braley & Lee was the plumbing contractor while Marshall Electric of Portland performed electrical work. The permit for the building was \$46,000.

A reproduction of the architect's blueprints, published in April of 1929, reveals how the building was to be constructed, showing an elevator and alluding to five additional floors. Since the building's height terminated at 2-floors, the elevator was unnecessary.

The interior of the building was an opulent showcase of marble and mahogany. The marble columns were repeated inside. They directed attention to the mezzanine area that was open to view and had a beautiful mahogany rail to look over. On the ground floor, was the service counter. It was solid mahogany with marble panels and bases. A gate matching the rails allowed access. To the right of the lobby was a substantial mahogany staircase with tooled balusters and marble accents leading upwards. Further to the right was a doorway topped by a mahogany fan relief. The doorway opened to the stairway that led down. Throughout the building were offices that were identified by beautiful molding, trim, jams, dividers, sashes, mantles, wainscot, and frames. The doors had brass and glass fixtures and accents. Marble was also prevalent. Artistic plaster was on the walls and ceiling and used to create capitals atop the marble columns.

Many of the features came from the area and local craftsmen designed and fabricated them

The building served VFS&LA for over 30 years until it was outgrown.

Local optometrist , Dr Alvido Rich, who practiced a few doors down wanted to expand his operations and have an in-house manufacturing area to produce contacts and eyeglasses. He hired Nelson, Walla & Dolle Architects to remodel the building and create a modern clinic, manufacturing area and rental space. The front Mediterranean style texture and marble columns disappeared. The cornice and hip roof were removed. Instead, that lower west and south exterior was faced with stone veneer that was topped by a marblecrete stucco that covered all upper level windows. The lower southern windows were replaced with large display windows.

The second elevation on the front of the building was showcased by a 19'x 13' glass and louver midsection of multiple vertical sections. Behind the glass and louvers, a new porch was constructed and a entryway installed. Access to the porch was via a new switchback staircase hidden by the front facade. Another stairway leading to the basement was installed on the opposite side behind a new external doorway. Inside the main front entrance the wood and marble was removed, the stairway too and the the second floor opening sealed. A modern, bright and sanitary look had examination rooms and display cases replaced the mahogany and arches.

Dr. Rich was there for years before selling the building to Dr. Richard Payne who is known for his part in the Vancouver Eye Clinic. After the eye business moved north on Main Street, near Shumway junior high, the building had a few transitional businesses, including coffee shops, photo stores, bookstores and others before now housing Rosemary's Cafe, House of Providence Church and a beauty salon

In 1994, Vancouver introduced a Facade Improvement Plan that focused in part on the building at 1001 Main Street. It was considered an good example to promote reconditioning and revitalization of downtown landmarks, properties and buildings. Research, plans and suggestions were organized and incentives provided through programs that would require community involvement. Property owners who had a penchant for history and architecture could lead and participate. The current owner of the VFS&LA building has that desire and passion. He has improved and began renovations.

- GIS parcel data
- Biography of JB Atkinson
- Sandborn insurance maps
- Undated photo of original building design
- Copy of 1929 original Higgins and Biederman Architects plan
- 1963 rendering of proposed modernization
- Copy of 1963 “modernization” plans
- 2015 photo of building
- Current photos of interior and exterior building elements
- Copy of the 1994 façade improvement plan
- Associated newspaper articles
- Annual board report of Vancouver Savings and Loan
- 1940 Census roll



Planning Permit Application

LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6th ST ~ Vancouver, WA 98660
 PO Box 1995 ~ Vancouver, WA 98668
 Phone (360) 487-7800
 www.cityofvancouver.us

PRJ-147037
 LUP-42122

Type Of Work		
<input type="checkbox"/> Type I	<input type="checkbox"/> Type II	<input checked="" type="checkbox"/> Type III
<input type="checkbox"/> Type IV	<input type="checkbox"/> Tree Removal Only **	
Use Type (Check One Box Only)		
<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family
<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Duplex
<input type="checkbox"/> Wireless Communications Facility (new) please see VMC 20.890		
Process Type		
<input checked="" type="checkbox"/> Standard		<input type="checkbox"/> Streamline

Additional Information		
Special Review type: (if applicable)	<input type="checkbox"/> Tenant Improvement	<input checked="" type="checkbox"/> Other
	<input type="checkbox"/> Unoccupied Commercial/Utility Structure	
Plan Approval Type: (if applicable)	<input type="checkbox"/> Conceptual	<input type="checkbox"/> Detailed
	<input type="checkbox"/> Hybrid	
	Sewage Disposal: <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public	
Water Source:	<input type="checkbox"/> Private Well <input checked="" type="checkbox"/> Public	
# of Units:		
# of Proposed Lots:		
# of Acres:		
Size:	<input type="checkbox"/> Up to 25 acres	<input type="checkbox"/> Over 25 acres
Impervious Area sf:		
Sq Ft:	Ground Floor:	
	Upper Floor:	

Project Site Information And Location	
Project site address:	1001 MAIN ST
Suite/bldg./apt #:	
Project name:	VAN FED SAV & LOAN BLD
Tax Assessor Serial Number:	3931 0000
Nearest intersection if no site address:	

Notice
<p><i>I/we understand that per VMC 20.210.090 (Review for Counter Complete Status), if it is determined that the application is not complete, the City shall immediately reject and return the application.</i></p> <p><i>I/we agree that City of Vancouver staff may enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.</i></p>

Description Of Project

Property Owner	
Name	DEAN W. IRVIN
Address:	114 E 6 th ST
City/State/Zip:	VANC WA 98660
Phone:	360-737-8929
E-mail:	hgindustriesinc@gmail.com

Required Signatures	
Applicant signature:	
	Date:
Print name:	William D. IRVIN 1/11/15
Property Owner signature:	
	Date:
Print name:	William D. IRVIN 1/11/15

Applicant	
Name	SAME AS ABOVE
Address:	
City/State/Zip:	
Phone:	
E-mail (required):	

Contact	
Name	MARK DODD
Address:	102 W 9 th ST
City/State/Zip:	VANC WA 98660
Phone:	360-607-7946
E-mail (required):	mwdoeld@me.com

**These application sub-types must be submitted as a separate LUP application.

APPLICATION SUB TYPES			
Please check all applicable boxes and enter information where necessary			
<input type="checkbox"/> Archaeological Predetermination (fill out supplemental application)			
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Land Extensive	<input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Commercial Pad	<input type="checkbox"/> Unoccupied Com/Utility Structure	
<input type="checkbox"/> Boundary Line Adjustment	# of lots to be reviewed: _____		
<input type="checkbox"/> Comprehensive Plan Amendment			
<input type="checkbox"/> Conditional Use Permit	Type of Use:		_____
	Civil Review required?		<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Covenant Release			
<input type="checkbox"/> Critical Areas Permit (fill out supplemental application)	<input type="checkbox"/> Minor Exception	<input type="checkbox"/> Reasonable Use	
	Area Types:		
	<input type="checkbox"/> Fish & Wildlife	<input type="checkbox"/> Frequency Flooded	
	<input type="checkbox"/> Geological Hazard	<input type="checkbox"/> Wetlands	
<input type="checkbox"/> Design Review (contact case manager for submittal requirements)	<input type="checkbox"/> Vancouver Central Park		
	<input type="checkbox"/> Downtown	<input type="checkbox"/> Exterior Modification Only	
<input type="checkbox"/> Development Agreement (see VMC 20.250 for requirements)	<input type="checkbox"/> Initial Agreement		
	<input type="checkbox"/> Modification		
	<input type="checkbox"/> Extension		
<input type="checkbox"/> Engineering Variance Request Road Modification (see supplemental checklist)	<input type="checkbox"/> Administrative		
	<input type="checkbox"/> Design Major		
	<input type="checkbox"/> Technical / Minor		
<input checked="" type="checkbox"/> Historic Preservation ** (contact case manager for submittal requirements)	Historic Type:		
	<input type="checkbox"/> Major Modification		
	<input checked="" type="checkbox"/> Place Property on Registry		
	<input type="checkbox"/> Special Valuation		
	Register Type:		
	<input type="checkbox"/> State	<input checked="" type="checkbox"/> Local	
	<input type="checkbox"/> National		
<input type="checkbox"/> Human Services Siting Request (fill out supplemental application)			
<input type="checkbox"/> Joint Use Parking Agreement (see VMC 20.945.030 for requirements)			
<input type="checkbox"/> Legal Lot Determination	# of lots to be reviewed: _____		
<input type="checkbox"/> Master Plan Public Facilities			
<input type="checkbox"/> Modification	Modification Type:		
	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Minor	
		<input type="checkbox"/> Major	
	<input type="checkbox"/> Mixed Use Master Plan		
	<input type="checkbox"/> Public Facilities Master Plan		
	<input type="checkbox"/> Planned Unit Development		
<input type="checkbox"/> Post Decision Review Type: <input type="checkbox"/> Planning <input type="checkbox"/> Planning and Engineering			
<input type="checkbox"/> Planned Unit Development / Master Plan	<input type="checkbox"/> Commercial		
	<input type="checkbox"/> Mixed		
	<input type="checkbox"/> Residential		
<input type="checkbox"/> Preliminary Land Division	Plat Alteration?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

<input type="checkbox"/> Preliminary Site Plan Review	<input type="checkbox"/> Commercial Pad	<input type="checkbox"/> Land Extensive
	<input type="checkbox"/> Non-Residential	<input type="checkbox"/> Residential
	<input type="checkbox"/> Unoccupied Comm'/Utility Structure	
<input type="checkbox"/> Shoreline Permit	Request Type:	
	<input type="checkbox"/> Conditional Use	
	<input type="checkbox"/> Variance Request	
	<input type="checkbox"/> Substantial Development	
	Shoreline Designation:	
	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Natural
	<input type="checkbox"/> High Intensity	<input type="checkbox"/> Medium Intensity
	<input type="checkbox"/> Urban Conservancy	
<input type="checkbox"/> Similar Use Determination ** (see VMC 20.160.030 for requirements)		
<input type="checkbox"/> Statement of Exemption **	Exemption Type:	
	<input type="checkbox"/> Shoreline Permit	
	<input type="checkbox"/> Critical Area Permit	
	Exemptions Requested: (Critical Areas only)	
	<input type="checkbox"/> Fish & Wildlife	<input type="checkbox"/> Wetlands
	<input type="checkbox"/> Geological Hazard	<input type="checkbox"/> Frequently Flooded
<input type="checkbox"/> State Environmental Policy (SEPA) (fill out supplemental application)	Use Type:	
	<input type="checkbox"/> Single Family	<input type="checkbox"/> Other
	SEPA Type:	
	<input type="checkbox"/> Grading	<input type="checkbox"/> Non-Projects
	<input type="checkbox"/> Other	<input type="checkbox"/> Site Plan Rev (RES)
	<input type="checkbox"/> Land-division or PUD	
<input type="checkbox"/> Temporary Use ** (see VMC 20.885 for requirements)	Temporary Use Type:	
	<input type="checkbox"/> Commercial/Industrial	
	<input type="checkbox"/> Unforeseen Emergency	
	<input type="checkbox"/> Seasonal or Special Event	
	<input type="checkbox"/> Model Home	
	<input type="checkbox"/> Temp Sales Office	
<input type="checkbox"/> Tree Plan (see VMC 20.770.050 for requirements)	<input type="checkbox"/> Level 1	<input type="checkbox"/> Level 2
	<input type="checkbox"/> Level 3	<input type="checkbox"/> Level 4
	<input type="checkbox"/> Level 5	<input type="checkbox"/> Level 6
	<input type="checkbox"/> Level 7	
<input type="checkbox"/> Variance	Total # of Variance Requests: _____	
<input type="checkbox"/> Zoning Certification ** (see FAQ document for additional information)	Year Built: _____	
	Footprint/Lot Coverage: _____	
	Existing Building Height: _____	
	Existing # Parking Spaces: _____	
<input type="checkbox"/> Zoning Verification ** (see FAQ document for additional information)		
<input type="checkbox"/> Zoning Change	Change Type	With Comp Plan Change?
	<input type="checkbox"/> Map Change	<input type="checkbox"/> Yes
	<input type="checkbox"/> Code Change	<input type="checkbox"/> No
	Proposed Zoning: _____	

**These application sub-types must be submitted as a separate LUP application. They may not be bundled with other sub-types.

Clark County Heritage Register Nomination Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>. Complete each item by marking "X" in the appropriate box or by entering the information requested. **This form is similar but not exact to the National Register of Historic Places nomination form. Some sections of the National Register form were not applicable to the local register therefore were not included. When using the National Register Bulletin 16A to fill out the form, look for the section names for information on completing the specific section.** If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Vancouver Federal Savings & Loan Association Building

Other names/site number A.R. Rich Building

2. Location

street & number 1001 Main Street not for publication

city or town Vancouver vicinity

State Washington code WA county Clark code 11 zip code 98660

3. Classification

Ownership of Property

(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

Name of related multiple property listing:
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources
previously listed in the Clark
County Heritage Register

0

4. Owner Consent for Nomination, Designation and Listing

I (we) consent to the nomination, and designation of the above property on the Clark County Heritage Register. I (we) also certify that I am/we are the legal owner(s) of the above property.


Owner signature

01/05/2015
Date

Owner signature

Date

5. Functions or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade: Financial Institution

Commerce/Trade: Business

Health Care/Med Business/Office

Current Functions

(Enter categories from instructions)

Commerce/Trade: Restaurant

Religion/Religious Facility

Commerce/Trade: Specialty Store

6. Description

Architectural Classification

(Enter categories from instructions)

50'x 65' Rectangle 2-Story, Two Part Block

Spanish Mediterranean

Materials

(Enter categories from instructions)

foundation Concrete w\reinforced steel

walls Concrete w\reinforced steel

roof Asphalt/Composition (Flat w\parapet

other Stucco Cladding

Narrative Description

(Describe the historic and current condition of the property.)

See Attached Continuation Sheets

7. Statement of Significance

Applicable Clark County Heritage Register Criteria

- 1 It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- 2 It embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3 It is an outstanding work of a designer, builder, or Architect who has made a substantial contribution to their field.
- 4 It exemplifies or reflects special elements of the county's history.
- 5 It is associated with the lives of persons significant in national, state, or local history
- 6 It has yielded or may be likely to yield important Archaeological information related to history or prehistory.
- 7 It is an historic building or cultural resource removed from its original location but which is significant for architectural value, or association with an historic person or event, or prehistory.
- 8 It is a birthplace of grave of a prehistoric or historical Figure of outstanding importance and is the only surviving structure or site associated with that person.
- 9 It is a cemetery or burial site which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.
- 10 It is a reconstructed building that has been executed in a historically accurate manner on the original site.
- 11 It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

Areas of Significance

(Enter categories from instructions)

COMMERCE

HEALTH\MEDICAL

Period of Significance

1929

Significant Dates

1929

1963

Significant Person

(Complete if Criterion 2 is marked above)

John Bert (J.B.) Atkinson

Dr. Alvido R. Rich

Cultural Affiliation

First building in Clark County built specifically as a Federal Savings & Loan

Architect/Builder

Higgins & Biederman Architects

Portland, OR Job# 33 (1929)

Nelson, Walla & Dolle Architects

Vancouver, WA Job# 4763 (1963)

Narrative Statement of Significance

(Explain the significance of the property.)

See Attached Continuation Sheets

8. Major Bibliographical Research

Bibliography

(Cite the books, articles, and other sources used in preparing this form.)

WGS Maps (2), Copies of selected Blueprints and Period Photos – 1929, 1963

Clark County Property Information - Account Summary

Sanborn Digital Maps (1911, 28, 49)

Downtown Vancouver Assn Facade Improvement Plan (1994) Cover, pg. 79, 80, 81, 82, 83, 84, (2) photos

Oregonian Newspapers (1920-22) Apr 30, Aug 18, 1920; Feb 18, Aug 4, Sep 15, Sep 21, 1921; Jan 22, May 3, Dec 5, Dec 19, 1922

Columbian Newspapers (1929-1930) May 25, May 27, Continuous AD May 29 1929; Jun 3, Continuous AD Jun 17, Jun 17, Jun 24, Continuous AD Jun 24, Jun 31, Continuous AD Jun 31, Jul 1, Jul 1, Jul 2, Jul 8, Jul 15, Jul 15, Dec 27, Dec 28, AD Dec 30, AD Dec 30, Dec 30, Dec 31, 1929; AD May 28, 1930

History of the Columbia River Valley from the Dalles to the sea Volume 2 [Fred Lockley] (1928), pgs. 454-455; WA Business Doc Volume 4 (1922) pg 1 and 2; U.S. Census 1940;

Previous documentation on file (CCHR):

Preliminary determination of individual listing has been requested

Previously listed in the Clark County Heritage Register

Previously determined eligible by the Clark County Heritage Register

Recorded by Clark County Cultural Resources Inventory Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

9. Geographical Data

Acreage of Property: **Less than One Acre.**

UTM References

(Place additional UTM References on a continuation sheet.)

1	<input type="text" value="10"/>	<input type="text" value="5"/> <input type="text" value="25"/> <input type="text" value="620"/>	<input type="text" value="50"/> <input type="text" value="52"/> <input type="text" value="874"/>	3	<input type="text"/>					
	Zone	Easting	Northing		Zone	Easting			Northing	
2	<input type="text"/>	<input type="text"/>	<input type="text"/>	4	<input type="text"/>					
	Zone	Easting	Northing		Zone	Easting			Northing	

Verbal Boundary Description

(Describe the boundaries of the property.)

The nominated property is located in downtown Vancouver, WA and is legally described as EAST VANCOUVER #1; LOTS 5 & 6; BLK 44. It is otherwise known as Clark County Parcel 038650 and 038640.

Boundary Justification

(Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot occupied by the Vancouver Federal Savings and Loan Building.

10. Form Prepared By

name/title Mark Dodd
 organization _____ date Jan 5, 2015
 street & number 106 W 9th Street telephone 360-607-7946
 city or town Vancouver state WA zip code 98660

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets Attached

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative photographs of the property. ATTACHED

Additional items

(Check with the CCHPC Staff)

Property Owner

name W. Dean Irvin\Owner
 street & number 114 E. 6th Street telephone 360-737-8929
 city or town Vancouver state WA zip code 98660

4b.	<u>CLARK COUNTY HISTORIC PRESERVATION STAFF RECOMMENDATION</u>		
In my opinion, the property meets / does not meet the Clark County Heritage Register criteria. (See continuation sheet.)			
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%; border: none;">_____ Signature of commenting staff</td> <td style="width: 40%; border: none;">_____ Date</td> </tr> </table>		_____ Signature of commenting staff	_____ Date
_____ Signature of commenting staff	_____ Date		
4c.	<u>CLARK COUNTY HISTORIC PRESERVATION COMMISSION RECOMMENDATION / DECISION</u>		
IN THE OPINION OF THE CLARK COUNTY HISTORIC PRESERVATION COMMISSION, THE PROPERTY MEETS / DOES NOT MEET THE CLARK COUNTY HERITAGE REGISTER CRITERIA. (See continuation sheet.)			
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%; border: none;">_____ CHAIRPERSON, Clark County Historic Preservation Commission</td> <td style="width: 40%; border: none;">_____ Date</td> </tr> </table>		_____ CHAIRPERSON, Clark County Historic Preservation Commission	_____ Date
_____ CHAIRPERSON, Clark County Historic Preservation Commission	_____ Date		

Clark County Heritage Register Continuation Sheet -

PROPERTY NAME:
CLARK COUNTY, WASHINGTON

Section number 7 Page 1

SIGNIFICANCE STATEMENT

The Vancouver Federal Savings and Loan Association (VFS&LA) Building was built as a result of the importance of the Vancouver Saving and Loan Association throughout Clark County. Built in 1929 as a result of prosperous years providing realistic mortgage loans to people who normally could not afford short term ones and the high interest rates accompanying them; and assisting association members with basic savings and investing plans that yielded higher returns than commercial banks.

It was John Bert (J.B.) Atkinson's broad views and a clear vision of future needs, and devoted time and effort to providing the means whereby people could acquire homes and be enabled to pay for them comfortably, that proved a successful concern and resulted in assets of over half million dollars since VFS&LA's organization in January of 1921. (*Fred Lockley said in his History of the Columbia River Valley From The Dalles to the Sea, Vol. III*)

To this end, J.B., acting as the association's secretary, treasurer and manager; and his fellow officers, W. E. Carter, president; Fred Wark, vice-president; and W. C. Bates, counsel, grew the member-based institution into a highly regarded, solid and substantial financial company; recognized as such in the city and state as well as nationally.

J.B. Atkinson, his wife Mildred and son Neil moved to Vancouver in 1910 from Starbuck in eastern Washington. He had worked at the railroad for years in the yards and office, serving as chief clerk of the mechanical department for the Oregon Western RR & Navigation Co.. While doing so, he began writing fire insurance policies and contracts. He liked that line of work so much he eventually quit the railroad. This line of work led him to dealing real estate and taught him many skills and lessons that would assist him later.

After arriving in Vancouver, he set up his real estate, loan and insurance business. With the working knowledge provided by his current businesses, he prospered. J.B. decided

to form a savings and loan. From his first office at 705 Main street, and eventually at 707 Washington, he began to promote the safety and security associated with S & L's. Some of his marketing statements were:

"Why not place you savings and surplus money in this association—Investigate!"
"Our Association is well managed.", "We have never paid less than 6%."
"Did you ever hear of anyone losing money in a S & L?"

Since he sold real state through his J.B. Atkinson & Co. and managed the S & L simultaneously, he could almost guarantee a mutually beneficial outcome for all parties.

The community counted on Atkinson in more ways. He actively promoted tourism and beautification for the city. He served as chairman of the police committee, chairman of the Chamber of Congress, was seven times elected councilman and filled the office of Mayor for a time. He was a member of organizations and fraternities, including the Commercial Club, York Rite Mason and Noble of the Mystic Shrine, and belonged to the IOOF, Rotary Club and attended the Methodist Episcopal church. His business recognitions were from the Portland Realty Board, SW Washington S & L Board as Vice President and others.

J.B Atkinson wanted to build a structure that represented his beliefs in Vancouver and it's citizens.

The Columbian called the building "magnificent", noting that J.B. Atkinson had largely, through his own efforts and zeal, built the savings & loan company, which he founded, to a position of expansion, where it was beginning to assume a vital place in the community business life. However, the man behind it's existence never was to occupy it. J.B. suffered a sudden death on December 26, 1929. His untimely death was a sense of shock and severe loss; a result of complications to a surgery.

Despite the loss of their founder, in 1930, VFS&LA hailed the success of their building and moved into it with plans to 'make their home for many years. Other businesses that occupied space in the building early on were H.A. Shute; Contractor, J.B. Atkinson & Co., F.S. Johnson Real Estate, West Coast Insurance, The Smart Shop, Fauble & Frey Barbershop and The Cavern Restaurant.

The Depression came and the building's tenants were able survive - in most part, as a result of working together. Neil Atkinson, J.B.'s son, mentioned he and his business managed during the depression and felt lucky as well." He eventually open his own insurance company in the building.

VFS&LA grew; ultimately occupying the building as a savings and loan only. The space was needed for the financial business, so other tenants relocated.

In 1962, VFS&LA was doing so well that another wonderful building was designed by Day Hilborn and erected at 1205 Broadway.

At this time the Dr. Alvido Rich bought the building and made changes to accommodate his optometry business.

Clark County Heritage Register Continuation Sheet -

PROPERTY NAME:
CLARK COUNTY, WASHINGTON

Section number 8 Page 1

PHYSICAL STATEMENT

The Vancouver Savings and Loan Association (VS&LA) Building is located at 1001 Main Street on the corner of Evergreen Blvd (10th Street). It is a two-story commercial two-part block type structure built in 1929. It went through a remodel in 1963. The current owner has recently begun restoration towards it's original style.

The building plays a prominent role in the area and is still vital. It was Vancouver and Clark County's first building constructed specifically as a Savings and Loan. John Bert (J B) Atkinson had formed the VS&LA financial institution in 1921 and grew it in a manner that benefited county residents with the ability to buy and build homes. In 1928, the business had assets exceeding half a million dollars.

When built, it stood across the street from the Castle Theater to the north and cater-cornered to the Elks Lodge; eventually Kiggins Theatre would operate a couple doors to the north and JC Penney would stand across the street. The building was sold to Alvido Rich, Doctor of Optometry in 1963 and remodeled. Today, the building is home to a church, cafe and salon. The current owner has began to restore it.

The Design and Construction of Vancouver Savings and Loan Association Building (VFS&LA)

The VFS&LA Building was designed by the firm of Higgins and Biederman of Portland, Oregon and built by Henry Albert Shute of Vancouver in 1929.

Wilfred Frank Higgins and Robert G. Biederman are known for the design of the prominent art deco Terminal Sales Building at 1220 SW Morrison St. in Portland in 1927. It was added to the NRHP in October 17, 1991



Shute was a carpenter turned contractor who is best known for building Shumway Junior High School, now known as Vancouver School of Arts and Academics at 3101 Main Street.



The VFS&LA design is a two-story building with basement typical of 1920's commercial construction, located on the corner of Main St. and Evergreen Blvd. It has a rectangular footprint measuring 50' x 65' and a flat roof with parapet. The decorative exterior is representative of Mediterranean style. When originally constructed, it's front two elevations featured three archways and a bay on either side of them. Two marble columns and their ornate plaster capitals reached upward to establish the middle arch. The column bases were marble too. The first floor entrance to the building is set back from the archways. Above the arches was decorative cornice flanked by artistic tile work running along the roofline and continuing along the south's facade. On the roof, directly behind the front parapet and centered on the arches was a terra-cotta hip roof measuring 22' x 11'. The second floor windows are of two types. There are four distinguishing round-arched windows that swivel open on the southern facade, below their sills are rectangle window set in a manner to extend the arch creating a tribute to the arches at the western front. Other second floor windows are four pairs of 9-pane rectangular type that allow light into corner offices. There is geometrical relief work above each of these windows. A substantial two-part marquee on the SW corner displayed the name Vancouver Federal horizontally and vertically.

Marble and exterior plaster was used on the facades of the VFS&LA Building.

The fact the building was a financial institution meant it required a strongly built foundation, walls and flooring. In the basement, the floor is 4" thick concrete with a ½" cement finish coat. The exterior walls are 18" thick reinforced concrete.

The foundation alone used twenty-six tons of reinforcing steel, 800 yards of gravel and sand, 15,000 feet of rough lumber and 700 barrels of cement. Builder, Shute, commented during construction that the foundation will only be required to bear two stories at the start, but is being placed strong enough to hold an additional five stories. Other records note that the vault, which is located in the basement, was built with floors and walls both 18" thick.

Nineteen tons of terra-cotta from Seattle was used along with tannish-grey marble called Sequoyah for the exterior and an attractive grey with reddish grained marble called Lunel for inside. All the marble came from Portland and cost \$5000. The woodwork, consisting mainly of mahogany, was supplied by the Central Planing mill of Vancouver. Braley & Lee was the plumbing contractor while Marshall Electric of Portland performed electrical work. The permit for the building was \$46,000.

A reproduction of the architect's blueprints, published in April of 1929, reveals how the building was to be constructed, showing an elevator and alluding to five additional floors. Since the building's height terminated at 2-floors, the elevator was unnecessary.

The interior of the building was an opulent showcase of marble and mahogany. The marble columns were repeated inside. They directed attention to the mezzanine area that was open to view and had a beautiful mahogany rail to look over. On the ground floor, was the service counter. It was solid mahogany with marble panels and bases. A gate matching the rails allowed access. To the right of the lobby was a substantial mahogany staircase with tooled balusters and marble accents leading upwards. Further to the right was a doorway topped by a mahogany fan relief. The doorway opened to the stairway that led down.

Throughout the building were offices that were identified by beautiful molding, trim, jams, dividers, sashes, mantles, wainscot, and frames. The doors had brass and glass fixtures and accents. Marble was also prevalent. Artistic plaster was on the walls and ceiling and used to create capitals atop the marble columns.

Many of the features came from the area and local craftsmen designed and fabricated them

The building served VFS&LA for over 30 years until it was outgrown.

Local optometrist , Dr Alvido Rich, who practiced a few doors down wanted to expand his operations and have an in-house manufacturing area to produce contacts and eyeglasses. He hired Nelson, Walla & Dolle Architects to remodel the building and create a modern clinic, manufacturing area and rental space. The front Mediterranean style texture and marble columns disappeared. The cornice and hip roof were removed. Instead, that lower west and south exterior was faced with stone veneer that was topped by a marblecrete stucco that covered all upper level windows. The lower southern windows were replaced with large display windows.

The second elevation on the front of the building was showcased by a 19'x 13' glass and louver midsection of multiple vertical sections. Behind the glass and louvers, a new porch was constructed and a entryway installed. Access to the porch was via a new switchback staircase hidden by the front facade. Another stairway leading to the basement was installed on the opposite side behind a new external doorway. Inside the main front entrance the wood and marble was removed, the stairway too and the the second floor opening sealed. A modern, bright and sanitary look had examination rooms and display cases replaced the mahogany and arches.

Dr. Rich was there for years before selling the building to Dr. Richard Payne who is known for his part in the Vancouver Eye Clinic. After the eye business moved north on Main Street, near Shumway junior high, the building had a few transitional businesses, including coffee shops, photo stores, bookstores and others before now housing Rosemary's Cafe, House of Providence Church and a beauty salon

In 1994, Vancouver introduced a Facade Improvement Plan that focused in part on the building at 1001 Main Street. It was considered an good example to promote reconditioning and revitalization of downtown landmarks, properties and buildings. Research, plans and suggestions were organized and incentives provided through programs that would require community involvement. Property owners who had a penchant for history and architecture could lead and participate. The current owner of the VFS&LA building has that desire and passion. He has improved and began renovations.

Clark County Property Information

Account Summary

New Search

Property Identification Number: 39310000 [MapsOnline](#)

Property Type: Real

Supplemental: Land valued as Open Space Land

Property Status: Active Tax Status: Regular

Site Address: 1001 MAIN ST, VANCOUVER, 98660 ([Sitius Addresses](#))

Abbreviated Legal Description: EAST VANCOUVER #1 LOTS 5 & 6 BLK 44

Account Building Environmental Taxes Auditor Docs Documents Permits Sales Search

Property Owner
IRVIN DEAN W

Owner Mailing Address
114 E 6TH ST
VANCOUVER WA , 98660
US

Property Location Address
1001 MAIN ST, VANCOUVER, 98660
[Google Maps Street View](#)
[Bing Maps Birds Eye](#)

Administrative Data

Zoning Designation Codes... CX
Zoning Overlay(s) Parking Control 20.630
Vision & Airport Heights 20.560
Height 100 feet 20.630-4
Floor Area Ratio 2:1 20.550-2
Transit Overlay Tier One 20.550
Rain Protection 20.630
Blank Walls 20.630
Building Lines 20.630
Central City Plan District 20.265
COM none
Comprehensive Plan Comp. Plan Overlay(s) 425.00
Census Tract Vancouver Fire District 1
Jurisdiction Vancouver Hough
Park District Hudsons Bay
School District Vancouver
Elementary Middle School
High School
Sewer District Vancouver
Water District Vancouver
Neighborhood Esther Short

Land Data

Clark County Road Atlas page 8
Approximate Area Info... 3,267 sq. ft.
0.08 acres
Subdivision VANCOUVER, CITY OF (RE-COPY)
EAST VANCOUVER 27-2-1 (C-70)
WEST VANCOUVER SE1/4 NE1/4
Survey 021082
060036
060085
061109

Sales History

Sale Date 04/01/1994
Document Type CONT
Excise Number 365329
Document Number
Sale Amount \$210,000.00

Assessment Data

Info...
2014 Values for 2015 Taxes
Market Value as of January 1, 2014
Land Value \$78,408.00
Building Value \$283,292.00
Total Property \$361,700.00
Taxable Value
Total \$283,314.00

2013 Values for 2014 Taxes

Market Value as of January 1, 2013
Land Value \$78,408.00
Building Value \$283,292.00
Total Property \$361,700.00
Taxable Value
Total \$283,312.00

General

Re-valuation Cycle 2
Assessor Neighborhood 9680

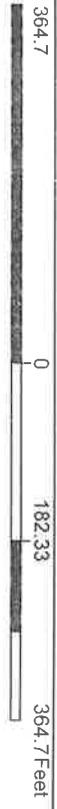
29

Section-Township-Range	NE 1/4,S27,T2N,R1E image: .TIF or .PDF
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Vancouver
Transportation Analysis Zone	10
Waste Connections	Tuesday
Garbage Collection Day	n/a
Last Street Sweeping	0
CPU Lighting Utility District	No
Burning Allowed	No
Wildland Urban Interface/Intermix	No Mapping Indicators

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391 , Email: asrais@clark.wa.gov



1001 Main Street Wide



WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA, GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

1: 2,188




- Legend**
-  Building Footprints
 -  Taxlots
 -  County Outline
 -  World Street Map

Notes:



1001 Main St CU



182.3

0

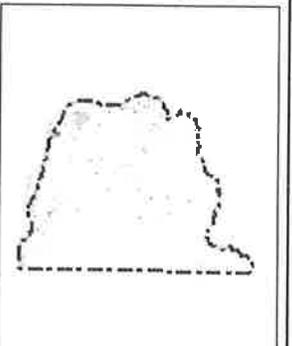
91.17

182.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County WA GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

1 : 1,094



Legend

- Building Footprints
- Taxlots
- County Outline
- World Street Map

Notes:

HISTORY of the
Columbia River
'From The Dalles to the Sea' Vol 2
1928
by Fred Lockley

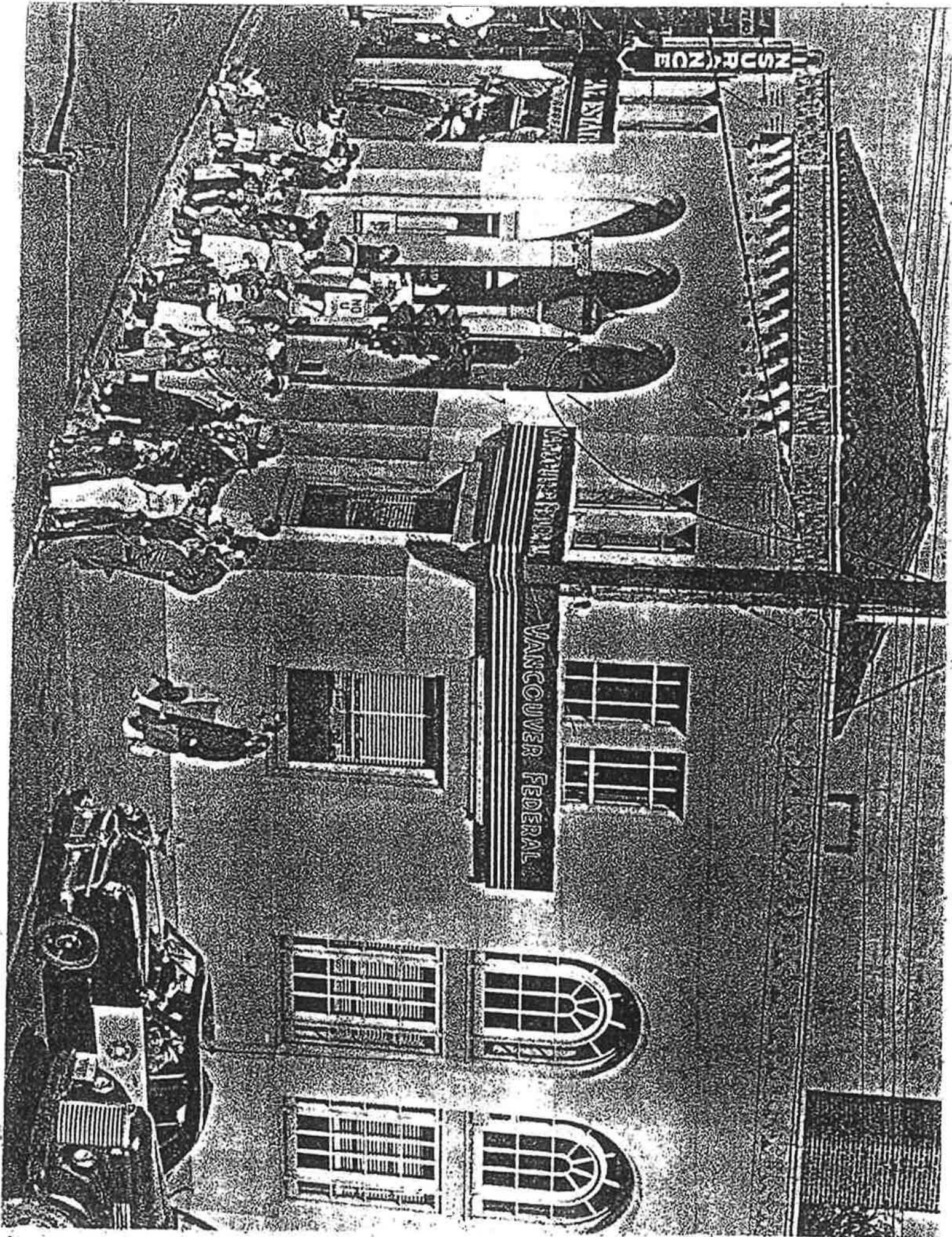
Multnomah County OR Archives Biographies.....Atkinson, J. B.

Copyright. All rights reserved.
<http://www.usgwarchives.net/copyright.htm>
<http://www.usgwarchives.net/or/orfiles.htm>

File contributed for use in USGenWeb Archives by:
Ila L. Wakley iwakley@msn.com April 18, 2008, 4:51 pm

Author: The S. J. Clarke Publishing Company

J. B. ATKINSON. When J. B. Atkinson located in Vancouver the community gained a useful and public-spirited citizen, as has been repeatedly attested by his constant efforts to promote the interests of the city and county. Intensely practical in his methods, he has shown a progressive and unselfish spirit that has enabled him to accomplish definite results along lines that have contributed to the growth and development of Vancouver, and he is today regarded as one of its most enterprising and influential citizens. Mr. Atkinson was born in Belvidere, Illinois, and is a son of E. Y. and Anne (Holmes) Atkinson, the former born in the same house in Illinois in which his son was born, while the mother was born in Lancashire, England. Both parents are deceased, the mother dying when her son was thirteen years old and the father's death occurring in Vancouver in 1916. The family is of English origin, the paternal grandfather having come from the north of England to this country in 1836 and settled in Boone county, Illinois, where some members of the family still reside. E. Y. Atkinson followed the occupation of farming, and in 1880 he brought his family to Portland, where he went into business with Pennoyer & Raymond, who operated a small lumber mill. He followed that line of business for three years, when he sold out and returned east. J. B. Atkinson attended the Faling Harrison Street public schools in Portland and completed his education at Belvidere, Illinois. His first work was as a farm hand, for which he received eight dollars a month. Later he took a commercial and bookkeeping course in a business college at Rockford, and then engaged in railroad work, being employed in the train yard service. His first work was in the checking of cars at night, and for awhile he had charge of the night yard. He was ambitious to get into the active train service, but eye trouble caused him to give up that plan, and he was assigned to railroad office work. In 1904 he came west and entered the employ of the Oregon Western Railroad & Navigation Company east of the mountains, where he became chief clerk of the mechanical department, which position he held until 1907. He was at that time located at Starbuck and during the evenings he had written some



NO TE: Place 4x12 * 3/12 Mesh in 2 slabs over Tyle
with main wires at right angles to joists. Carry mesh
over tops of all beams adjoining Tyle slabs.
D.I. indicates joists 10 wide with double reinforcement.
See Arch. plans for pipe chases in slabs.

RECORDS
DIVISION
CITY OF VANCOUVER

SET NO.
NO. 15
REGISTERED

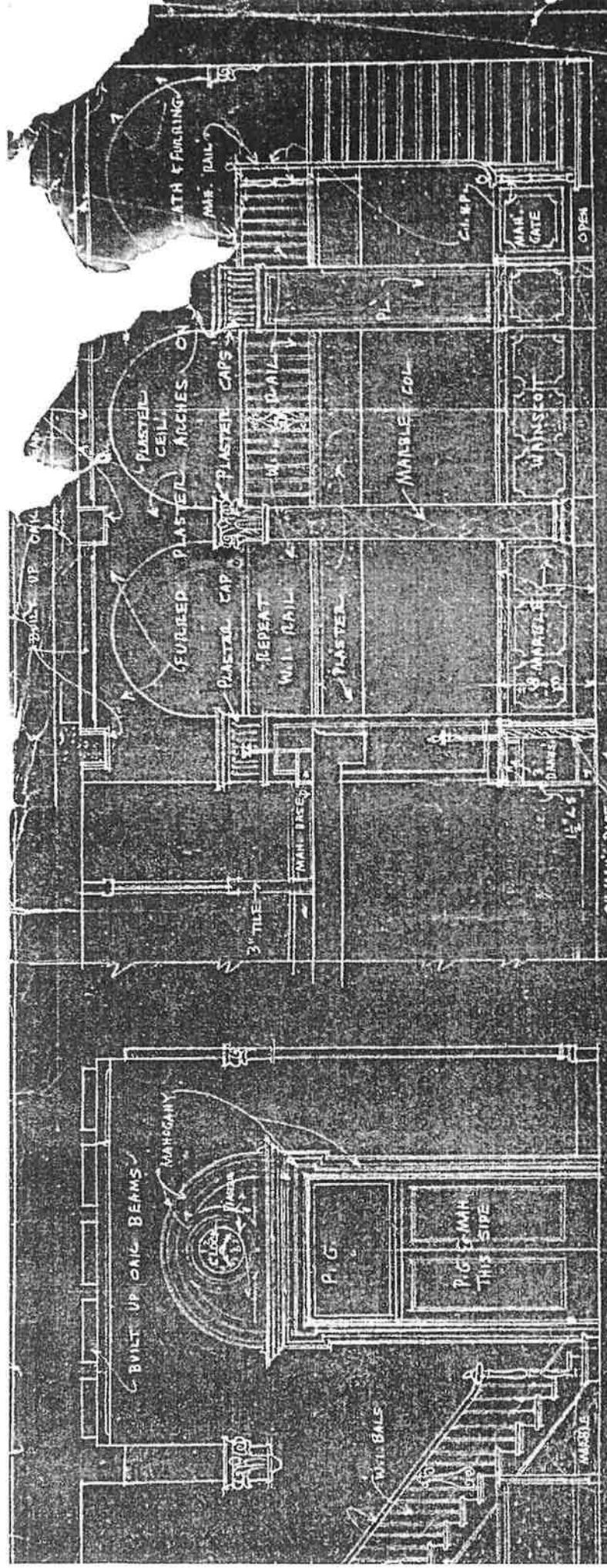
BANK AND OFFICE BUILDING
FOR THE
VANCOUVER SAVINGS AND LOAN
ASSOCIATION
10TH & MAIN STREETS VANCOUVER, WASHINGTON

Higgins and Biederman Architects
PORTLAND, OREGON

DATE APR 2, 1929
SCALE 1/4" = 1'-0"
JOB No. 33

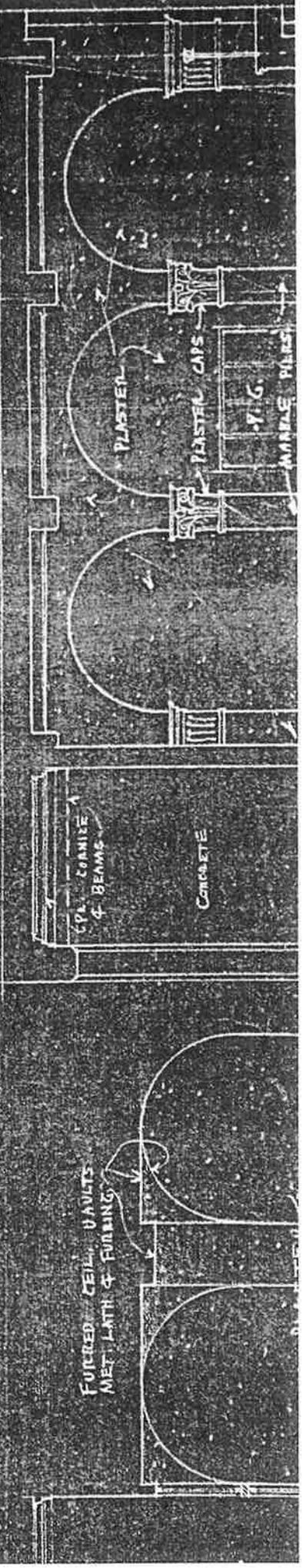
SHEET No.
15

1929
Blueprint



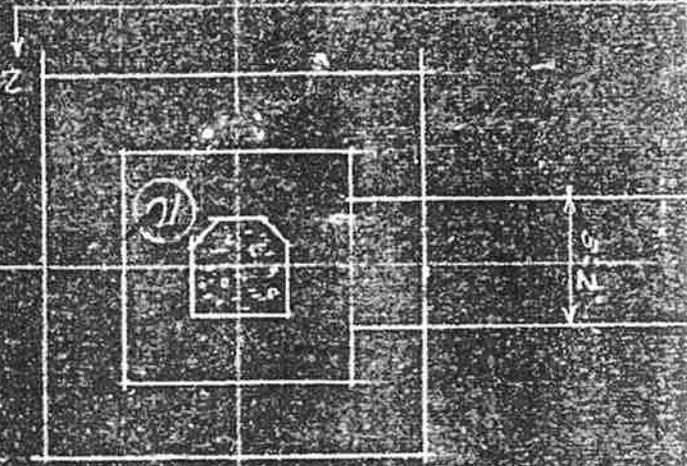
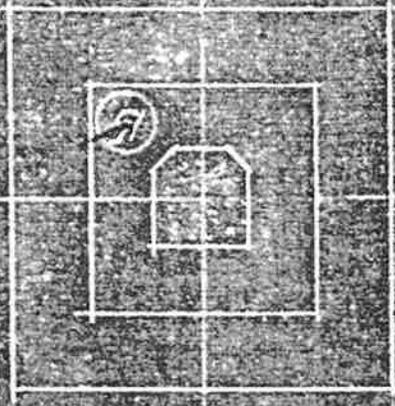
I ELEVATION - PUBLIC SPACE

SOUTH ELEVATION - PUBLIC SPACE $\frac{1}{4}$ " SCALE

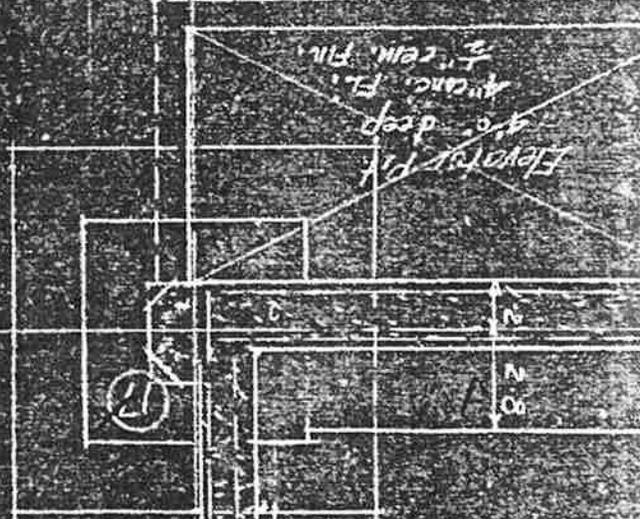
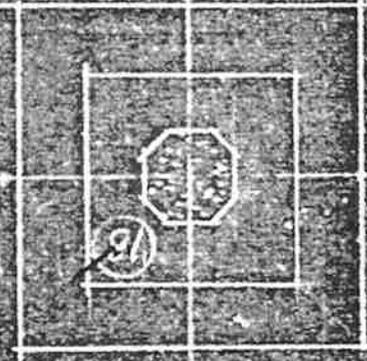


II ELEVATION - PUBLIC SPACE

NORTH ELEVATION - PUBLIC SPACE $\frac{1}{4}$ " SCALE



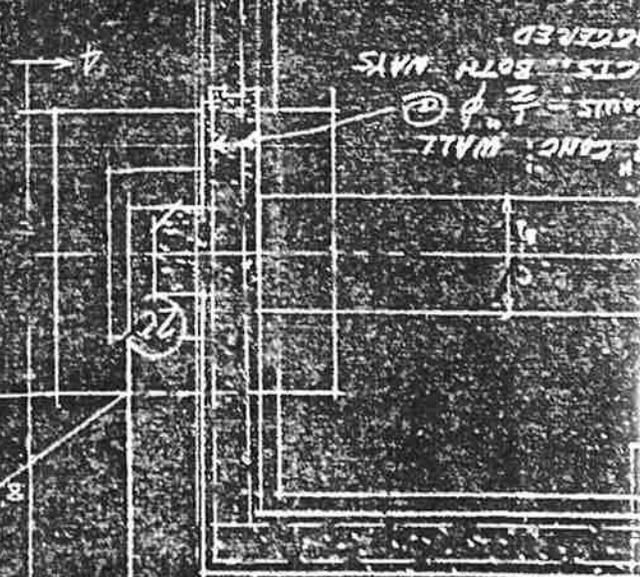
ENTIRE BMT FLOOR 4" CONC.
1/2" CEM. FIN.



ELEVATOR PIT
4'-0" deep
4" CONC. FL.
1/2" CEM. FIN.

17 1/2" CONC. FLOOR
1/2" CEM. FIN.
3/8" φ @ 8" CTS
BOTH WAYS

SCAFFOLD
1" CONC. WALL
3/8" φ @ 8" CTS
BOTH WAYS



BOILER PIT
3'-6" deep
8" CONC. FLOOR
3/8" φ @ 2'-0" CTS
BOTH WAYS

Beam Schedule (Mezzanine Floor Framing)

Concrete		Reinforcing Steel/each beam										Stirrups Spacing each end from face of support					
Mark	No	Size	Qty	Length	Mark	Qty	Length	Mark	Qty	Length	Mark		Qty				
MB1	1	8/8	-	2	5/8	6-0	5t										
MB2	1	12/20	-	2	3/4	16-0	5t										
MB3	1	12/24	16"	2	5/4	18-0	0622	6	1-6	2-0	1-6	6	1-6	2-0	1-6	6	1-6
MB4	1	12/24	16"	2	1	17-2	5t										
MB5	1	12/24	16"	2	7/8	19-10	0725	8	2-0	2-4	9-10	2-4	2-0	2-0	8	2-0	2-0
MB6	2	12/24	14"	2	5/8	17-0	5t										
MB7	1	12/24	14"	2	5/8	18-8	0517	6	2-0	1-8	10-4	1-8	2-0	2-0	6	1-0	2-0
MB8	1	12/18	-	2	1	16-0	5t										
MB9	1	12/18	-	2	7/8	22-0	0726	-	6-6	2-4	8-2	2-4	2-0	2-0	8	2-0	2-0
MB10	1	12/18	-	2	3/4	16-6	5t										
MB11	1	12/18	-	2	3/4	22-0	0520	6	2-0	2-4	8-2	2-4	6-6	6-6	-	2-0	2-0
MB12	1	12/18	-	2	3/4	8-6	5t										
MB13	1	12/18	-	2	1/2	13-0	5t										
MB14	1	12/18	-	2	3/4	16-0	5t										
MB15	1	12/18	-	2	1/2	22-0	5t										
MB16	1	12/18	-	2	3/4	13-8	5t										
MB17	1	12/18	-	1	3/4	16-8	0624	6	1-6	3-9	5-2	3-9	1-6	1-6	6	1-6	3-2
MB18	1	12/18	-	2	1	16-4	5t										
MB19	1	12/18	-	2	1	19-10	0808	8	1-6	3-9	8-0	3-9	1-6	1-6	8	1-6	3-2

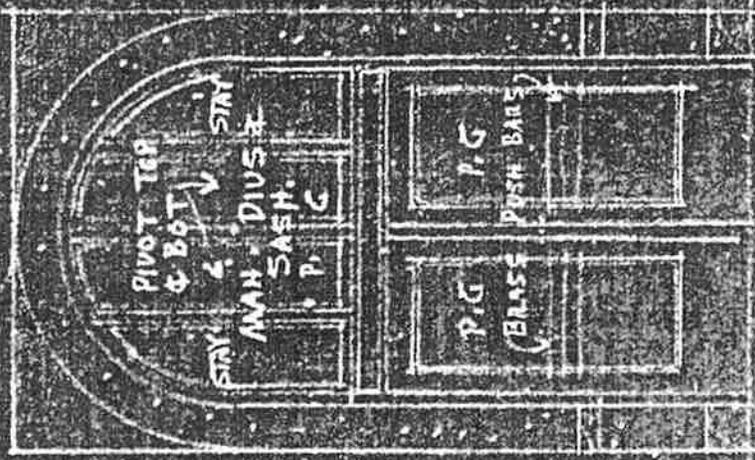
3/8" 3-11
18 cts 15 2 5

do.

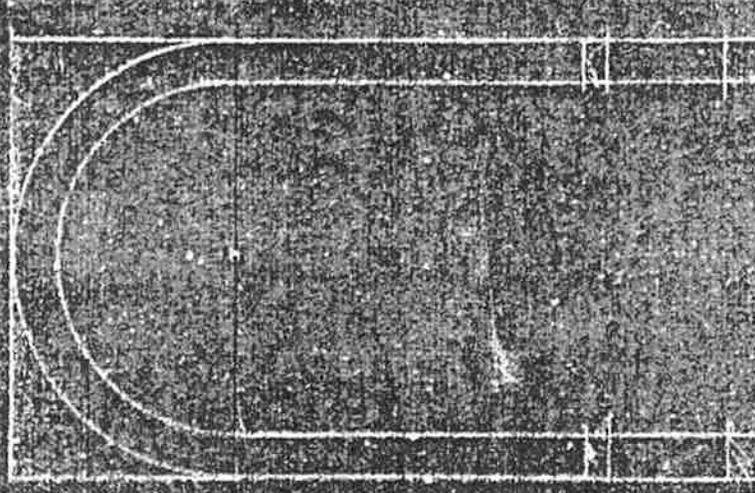
4-3/8"
3-9-21
21 9 21

3-3/8" 4-11
3-9-21
21 9 21

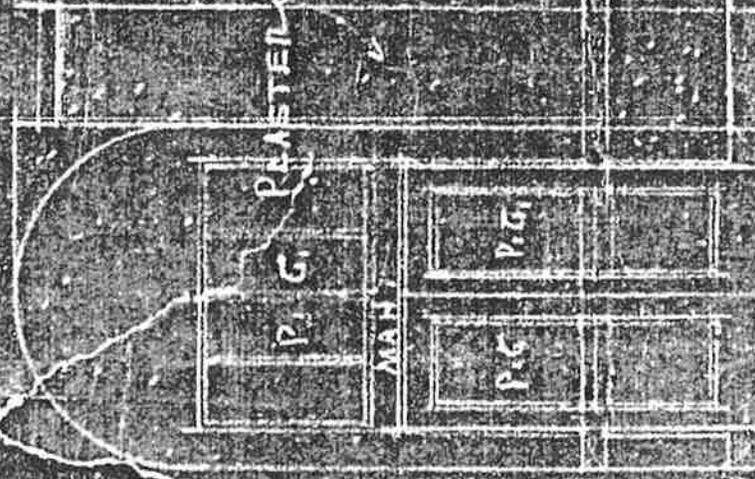
1/4" SCALE ELEVATIONS OF PUBLIC SPACE
FIRST FLOOR



ELEV. OF INNER VESTIB. DOORS

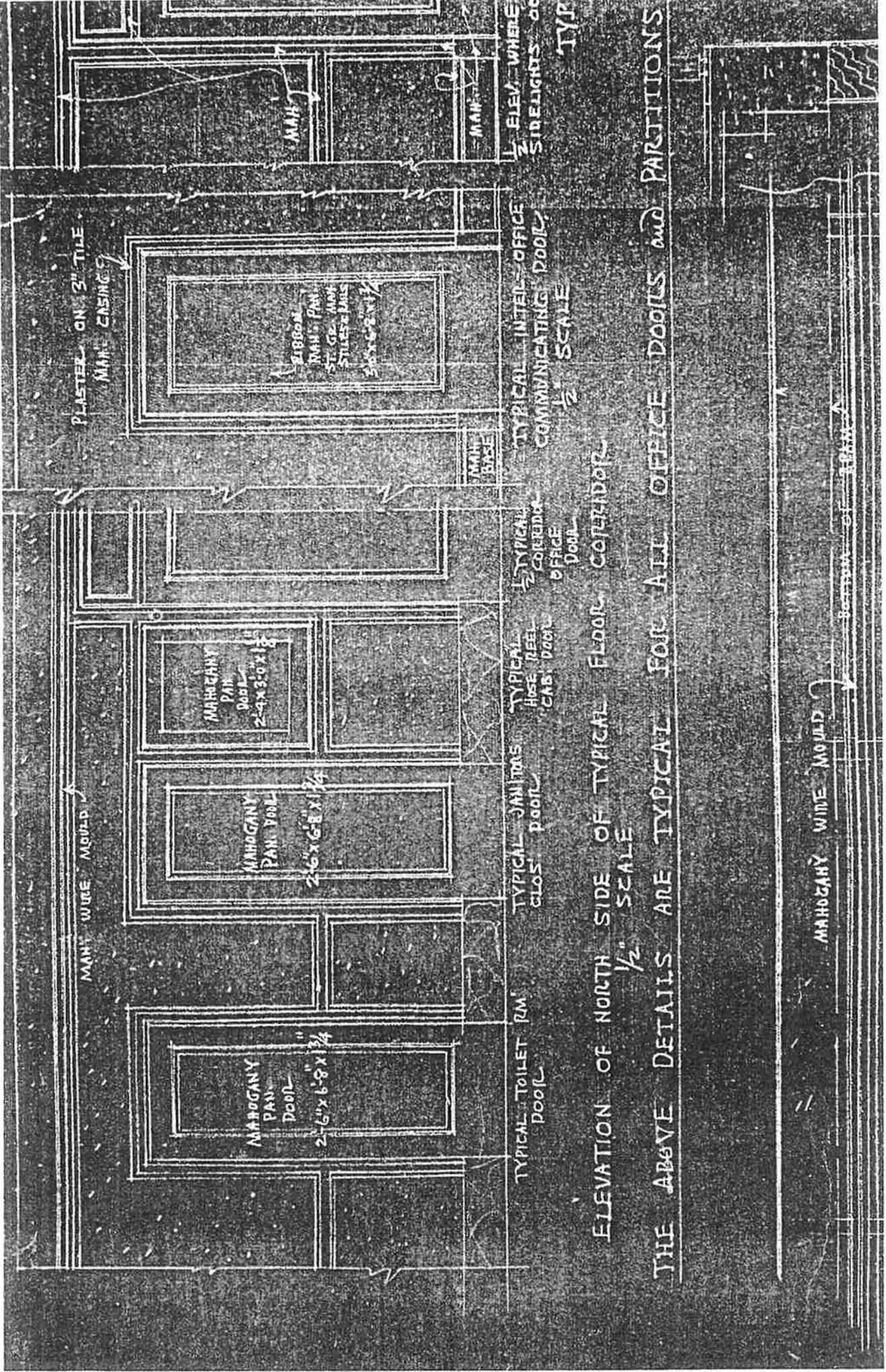


ELEV. OF ARCH IN FRONT OF STAIRS
1/4" SCALE



SOUTH ELEV. OF LOBBY





PLASTER ON 3" TILE
MAH. CASING

MAHOGANY WIRE MOULD

318 DOOR
MAHOGANY PAN
ST. GR. AND
STILES
30x6'8" x 3/4"

MAHOGANY
PAN
DOOR
24x6'8" x 3/4"

MAHOGANY
PAN DOOR
26'6" x 6'8" x 3/4"

MAHOGANY
PAN DOOR
24'6" x 6'8" x 3/4"

TYPICAL INTER-OFFICE
COMMUNICATING DOOR
1/2" SCALE

TYPICAL
CORRIDOR
OFFICE
DOOR

TYPICAL
HOSE REEL
CABINETS
DOOR

TYPICAL JANITORS
CLOS. DOOR

TYPICAL TOILET RM
DOOR

ELEV. WHERE
SIDELIGHTS OR
TYP

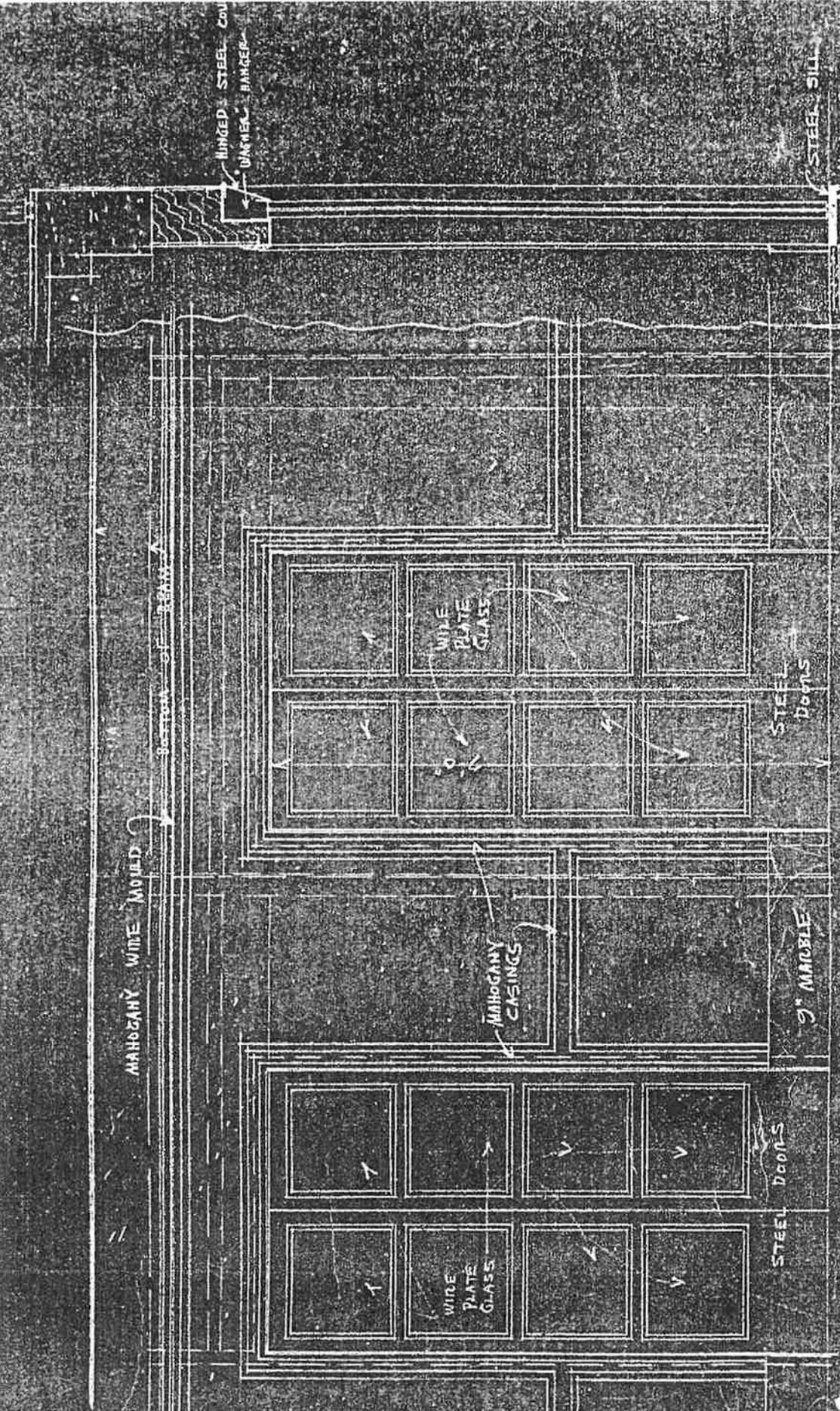
ELEVATION OF NORTH SIDE OF TYPICAL FLOOR CORRIDOR
1/2" SCALE

THE ABOVE DETAILS ARE TYPICAL FOR ALL OFFICE DOORS AND PARTITIONS

MAHOGANY WIRE MOULD

Bottom of Panel

THE ABOVE DETAILS ARE TYPICAL FOR ALL OFFICE DOORS AND PARTITIONS THROU

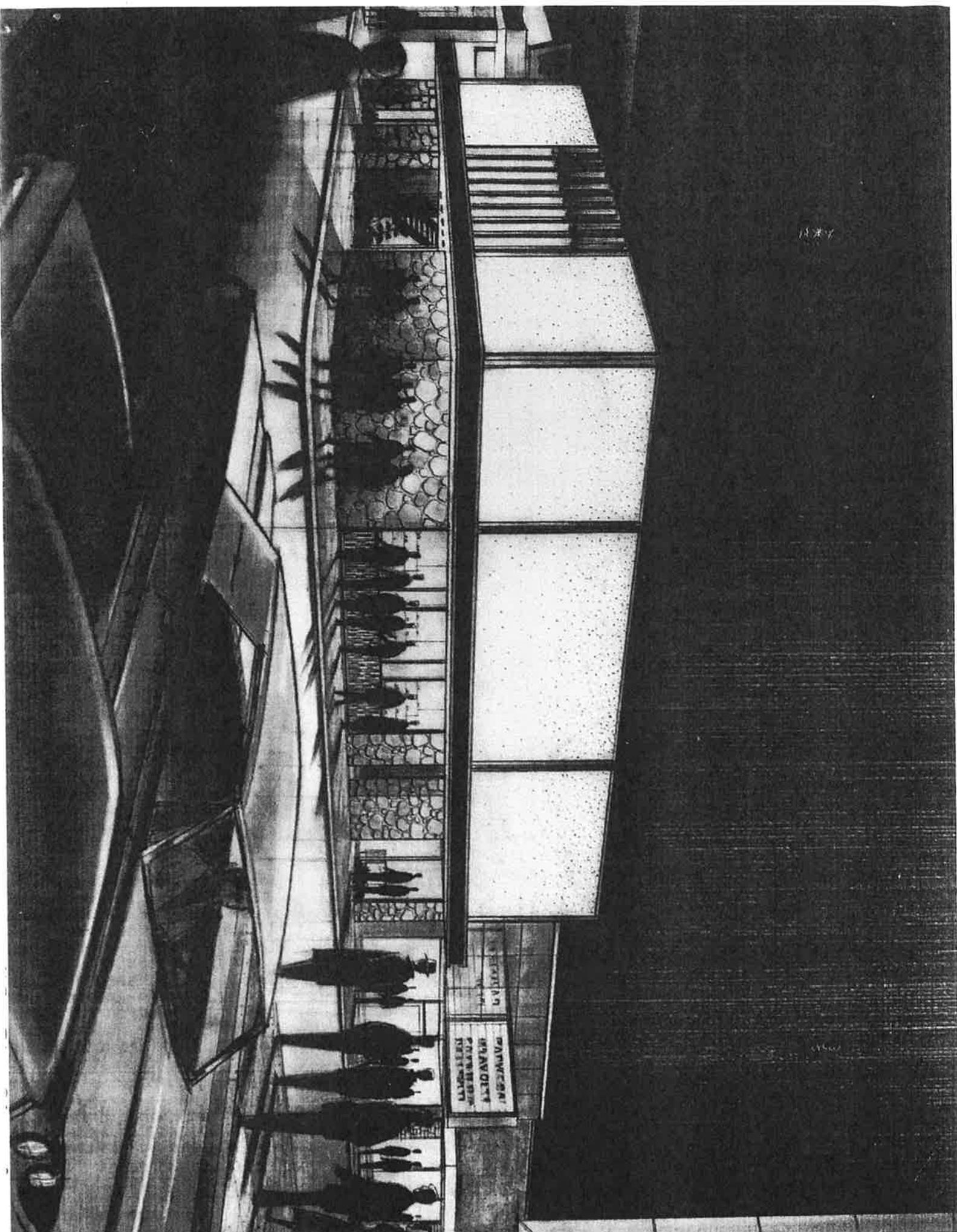


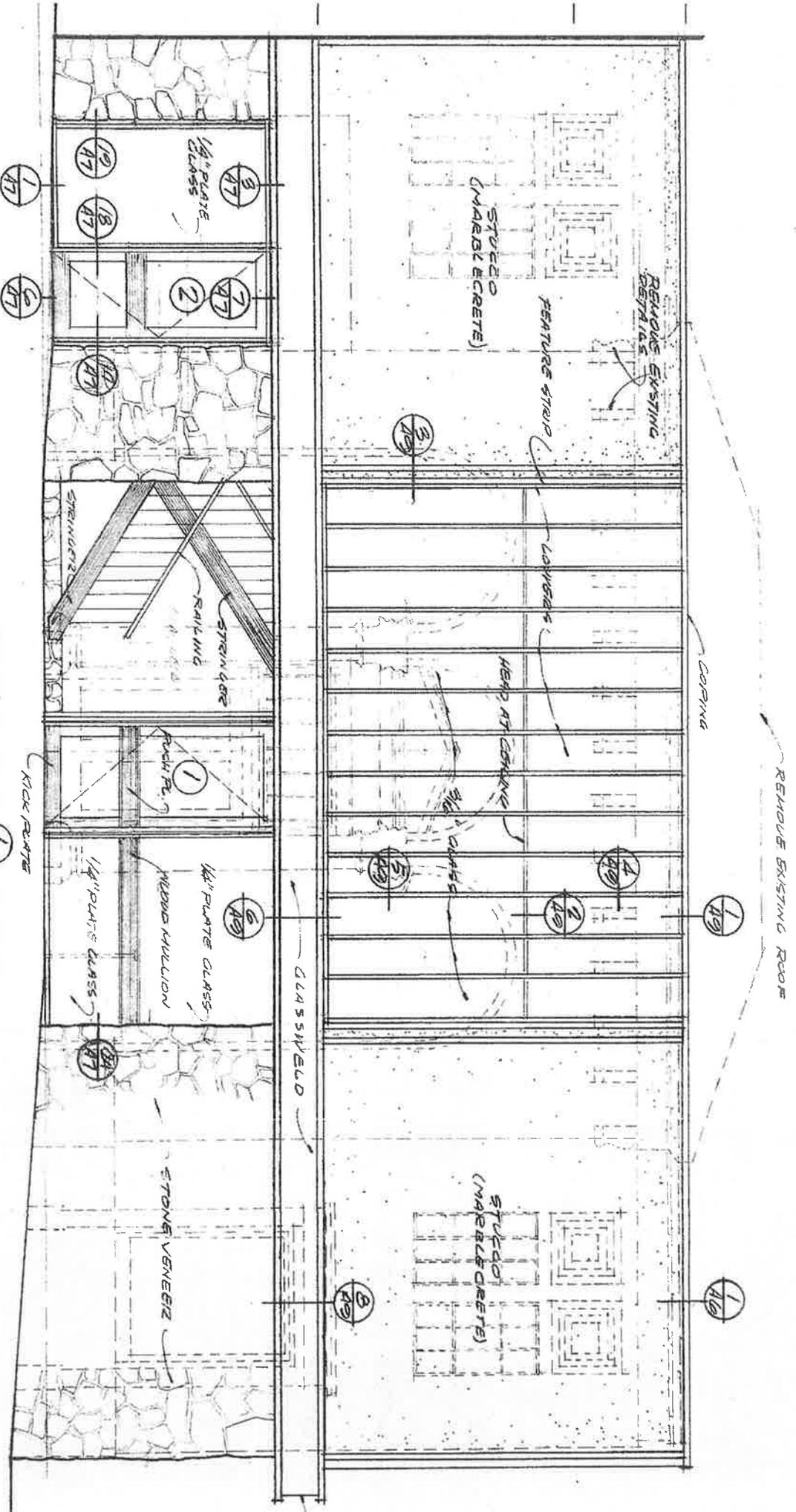
ANCHOR BOLTS 2-0" DIA IN CONC
SUBSTRATE ELEVATOR DOORS
3/4" SCALE

17

3/4" SCALE ELEV. OF ELEVATOR DOORS

4" DIA ALL FLOORS





SEE DETAIL SECTION 1/AS FOR ENTRY

1/AT

6/AT

19/AT

18/AT

3/AT

7/AT

14/AT

3/AT

4/AT

2/AT

5/AT

1/AT

1/AT

6/AS

8/AS

1/4" PLATE GLASS

REMOVE EXISTING DETAILS

FEATURES STAIR

REMOVE EXISTING DETAILS

STAINLESS STEEL RAILING

STAINLESS STEEL

1

1/4" PLATE GLASS

MURDO MILLION

STONE VENEER

CLASSWEED

STUCCO (MARBLE CONCRETE)

REMOVE EXISTING ROOF

CORNING

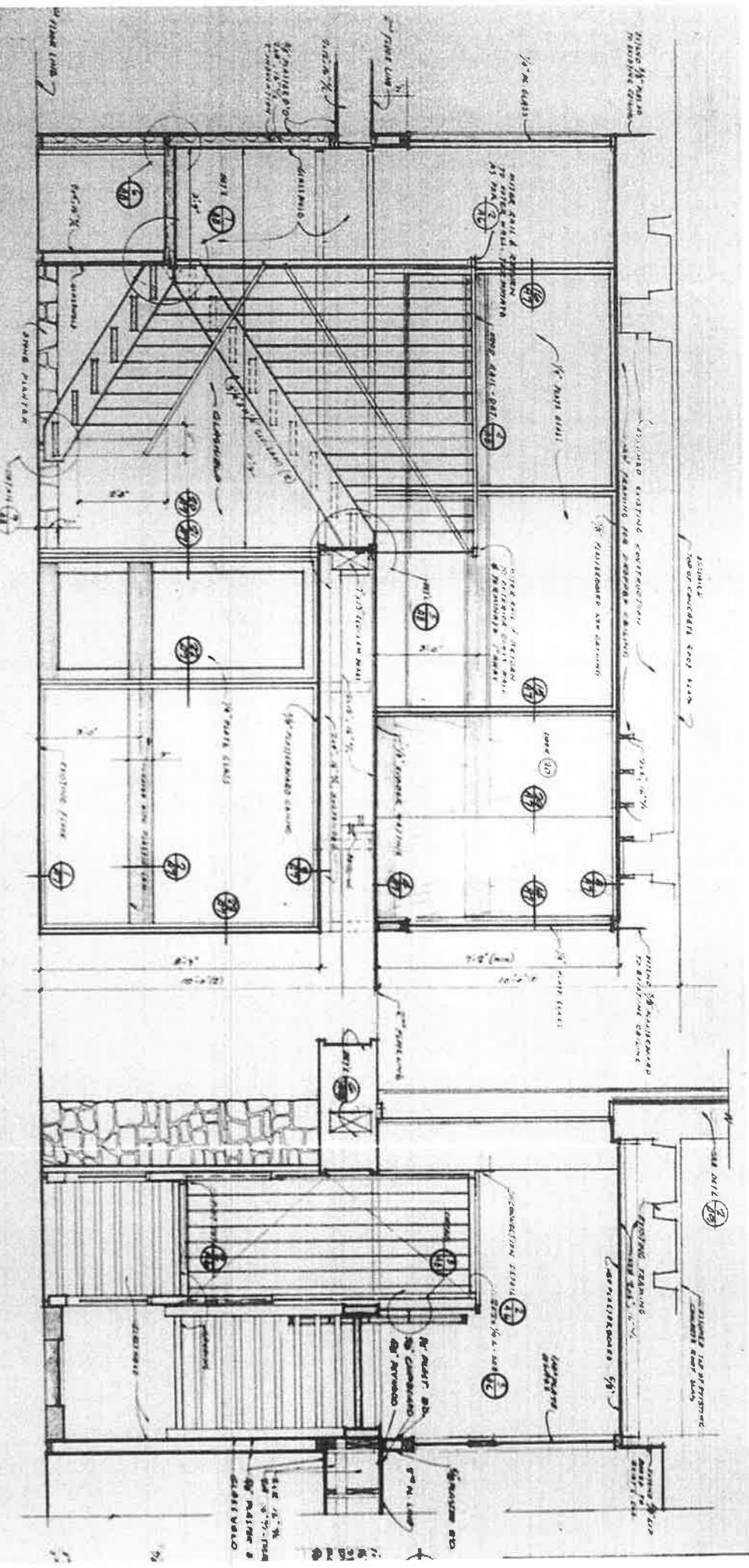
LOWERS

HEAD AT CORNING

MID LOWERS

1 CROSS SECTION THRU EXTERIOR LOBBY & STAIRS

2 SECTION



SCALE 1/8" = 1'-0"

GENERAL NOTES

DEMOLITION

REMOVE PORTION OF WALL & DOOR AS SHOWN & REMOVE WOOD BASE IN EXISTING TOILET ROOM

CARPENTRY

PARTITION FRAMING — S4S "STANDARD" GRADE DOUGLAS FIR OR WEST COAST HEMLOCK.

MILLWORK — DOOR FRAMES, STOPS, CASINGS & MOULDINGS B & BETTER V G FIR.

DOORS — 1 3/8" HOLLOW CORE; SIZES SHOWN ON DRAWING MAHOGANY

PANELING — 1/4" HARDBOARD PANELS VEE-GROOVE SIMULATED HARDWOOD FACE.

CONSTRUCT NEW PARTITIONS & FURR OUT AROUND ELECTRIC PANEL & PIPING AS SHOWN. RELOCATE EXISTING TOILET ROOM DOOR AS SHOWN.

MEDICINE CABINET — MODEL 50 SURFACE MOUNT "MIAMI-CASEY"

HARDWARE — DOOR (A)
1 MAIL SLOT 2560-2561 "LIPCO" W/ CHUTE LINEE

DOOR (B) (C)
1 PR. BUTTS SC 2460 DBZ 3/2" x 3/2"
1 LATCH A105 PLY US 10
1 STOP 317

DOOR (D)
1 PR BUTTS } REUSE EXISTING
1 EMERG LOCK }
1 STOP 317

CENTER MAIL SLOT IN ENTRY DOOR PUSH PANEL.

DRYWALL

1/2" GYPSUM BOARD, DOUBLE NAILED, TAPED & "ORANGE PEEL" FINISHED.

PAINTING

INTERIOR WALLS — 2 COATS LATEX ON ALL NEW SURFACES & 1 COAT LATEX ON ALL EXISTING SURFACES

DOORS — PRIME & 2 COATS SEMI-GLOSS ENAMEL.

PANELING — PREFINISHED

TRIM & MILLWORK — PRIME & 2 COATS SEMI-GLOSS ENAMEL.

RESILIENT FLOORING

REPLACE ALL DAMAGED FLOOR TILE & PATCH TO MATCH EXISTING. INSTALL NEW BASE TO MATCH EXISTING ON ALL NEW PARTITIONS & IN TOILET ROOM.

ELECTRICAL

FIXTURES — A. "LITECRAFT" # S 18971-440, 4-40W R.S. LAMPS

B. "PRESCOLITE" # WB-19 W/ CONV. OUTLET, 2-100W LAMPS

ALL SWITCHES & CONV. OUTLETS TO BE SPECIFICATION GRADE

WALL PLATES SHALL BE STAINLESS STEEL SIERRA. PROVIDE PLATES FOR EXISTING CONV. OUTLETS.

TIE NEW LIGHT FIXTURES TO EXISTING J-BOXES IN CEILING.

W.M. — WIRE MOLD # 200 - 2 # 12 WIRES

RUN ALL SWITCH LEGS IN WALL CAVITY

RUN CONDUIT DOWN OUT OF PANEL THRU FLOOR TO SERVE CONV. OUTLETS.

MOUNT ALL NEW CONV. OUT LET 12" ABOVE FLOOR.

MECHANICAL

PROVIDE 12" x 12" GRILLE WITH FACE LEVER OPERATOR & SELF-TRIMMING FRAME, PAINT TO MATCH WALLS

DUCT TO BE 26 GA. GALV. SHEET

PROVIDE 12" x 12" GRILLE W/ SELF-TRIMMING FRAME, EXTERIOR. PAINT TO EXTERIOR METAL TRIM

ALTERNATE # 1

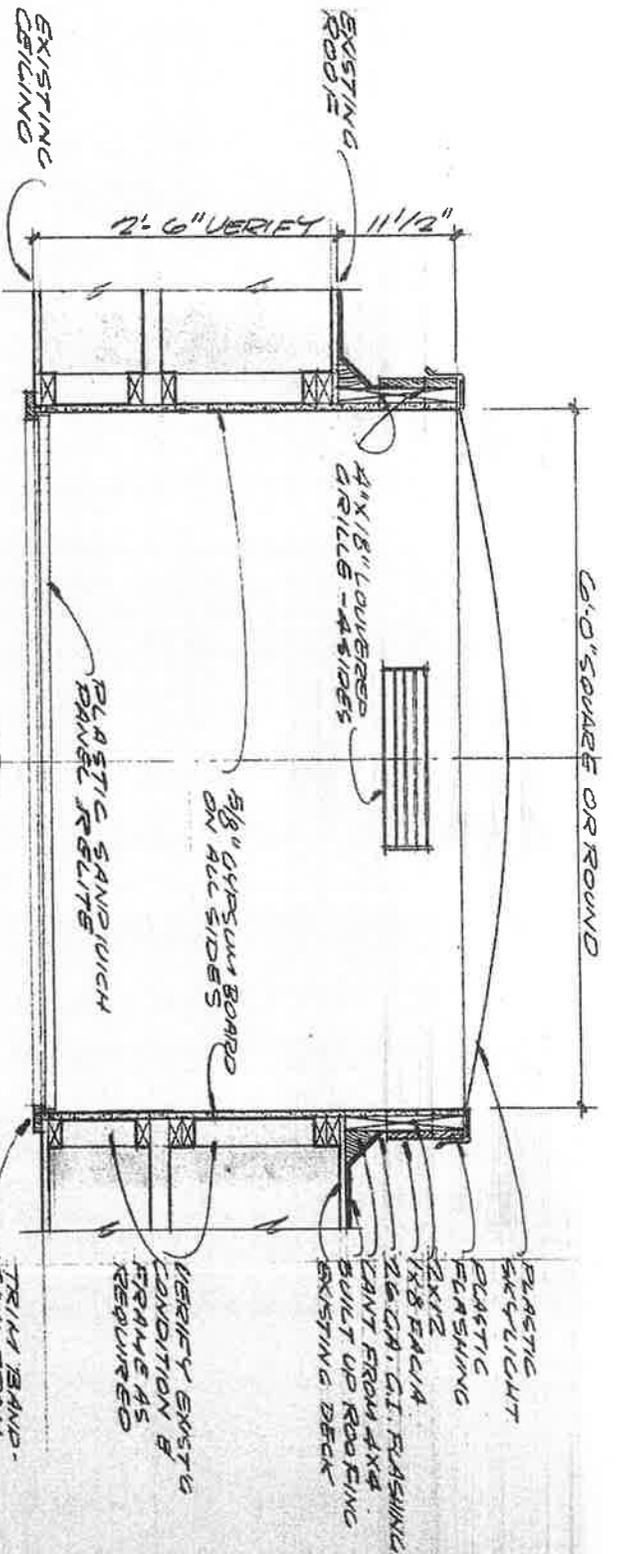
REMOVE RADIATOR IN RECEPTION ROOM & PATCH ALL AFFECTED WORK. INSTALL 6'-0" LONG BASEBOARD UNIT ON EAST WALL OF RECEPTION ROOM, UNIT SHALL MATCH EXISTING IN BUILDING.

ALTERNATE # 2

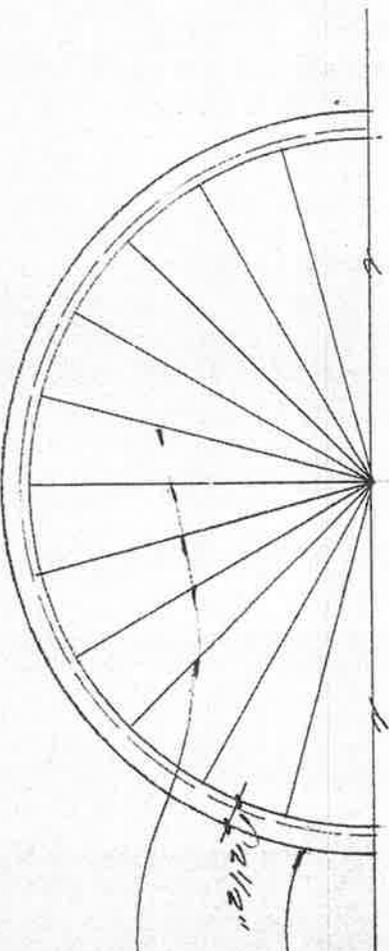
DELETE GRILLES & DUCT THRU WALLS & ANY RELATED WORK.

ALTERNATE # 3

DELETE "ORANGE PEEL" TEXTURING OF NEW WORK & PAINT ONLY.



SECTION



PARTIAL REFLECTED PLAN

SKYLIGHT DETAIL

6'-0" SQUARE OR ROUND

EXISTING ROOF

2'-6" VERIFY

1 1/2"

4" X 1/8" LOUVERED DRILLS - 4 SIDES

5/8" GYPSUM BOARD ON ALL SIDES

PLASTIC SANDWICH PANEL REBUILT

PLASTIC SKYLIGHT FLASHING

2X12

1X8 BACIA

26 GA. G.I. FLASHING

CANT FROM AXE BUILT UP ROOFING

EXISTING DECK

VERIFY EXISTING CONDITION & FRAME AS REQUIRED

TRIM BAND - SAND FROM 1" CEDAR STOCK

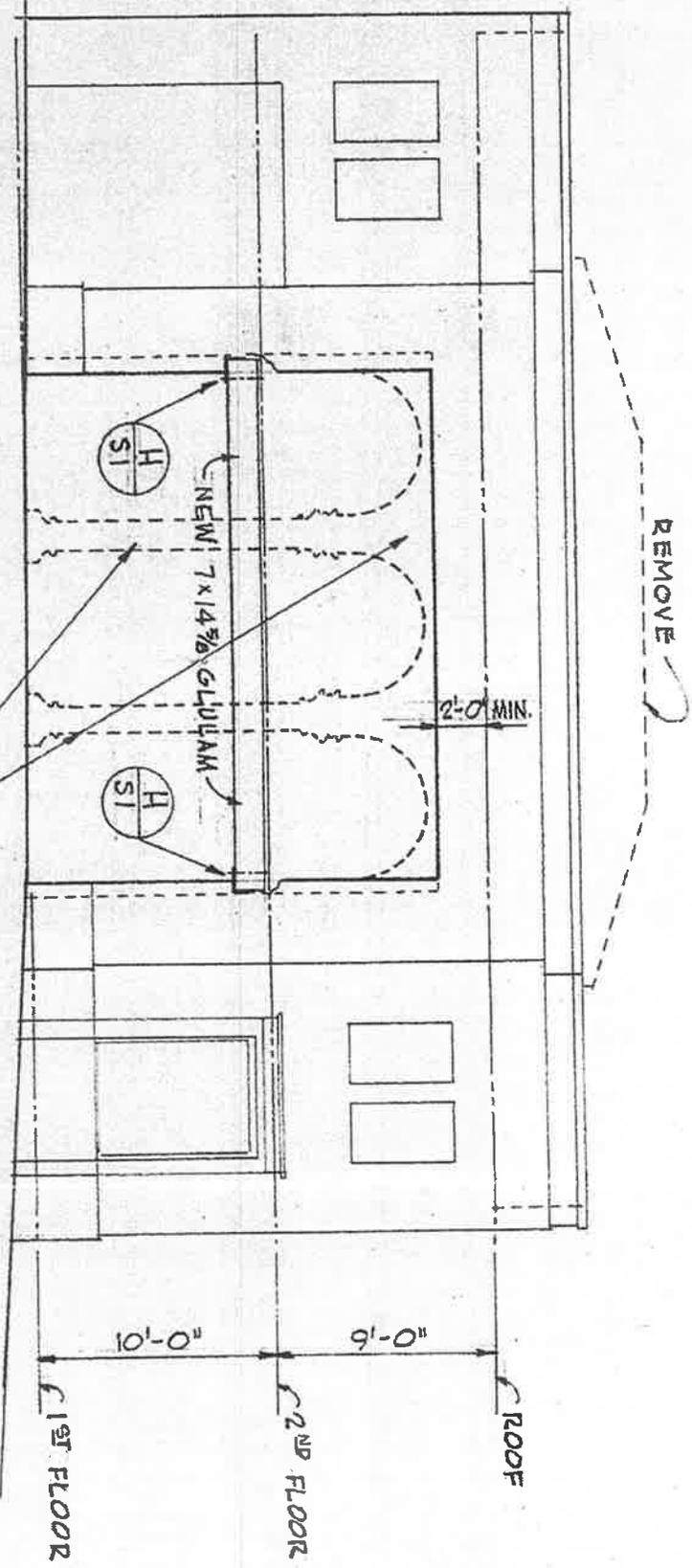
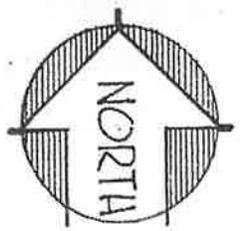
TRIM BAND - SAUN FROM 1" CEDAR STOCK

PLASTIC SAND - RICH PAVING RUBBERATING SPOTIC DESIGN

3
R1

4
R1

SECOND FLOOR FRAMING PLAN
 $\frac{1}{8}'' = 1'-0''$



REMOVE EXIST. (NON-BEARING) COLUMNS AND ARCHES TO BOTTOM OF 12 x 24 CONC. BEAM

WEST ELEVATION
 $\frac{1}{8}'' = 1'-0''$

4763 PROJECT NUMBER
PERSPECTIVE

SHEET NUMBER
A.1

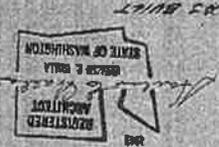
DRAWN BY DEN
CHECKED BY K.A.A.
DATE 5 NOVEMBER 63

NELSON, WALLA & DOLLE
ARCHITECTS
202 WEST EIGHTH
VANCOUVER WASHINGTON

OFFICE BUILDING
REMODELED FOR
DOCTOR A. R. RICH
1001 MAIN ST VANCOUVER WASH.

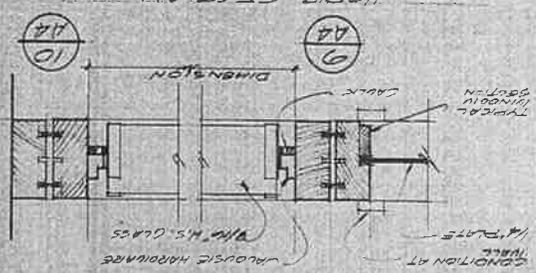
4763 DR. RICH
165 ASSOC. FINANCE

PROJECT NUMBER 4703	PROJECT NAME SECOND FLOOR PLAN, DETAILS
SHEET NUMBER A-4	
DATE OCTOBER 1952	DESIGNED BY VANCOVER
DATE OCTOBER 1952	DESIGNED BY VANCOVER
202 WEST EIGHTH WASHINGTON	
RENOVATED FOR DOCTOR A. R. RICH	
OFFICE BUILDING	

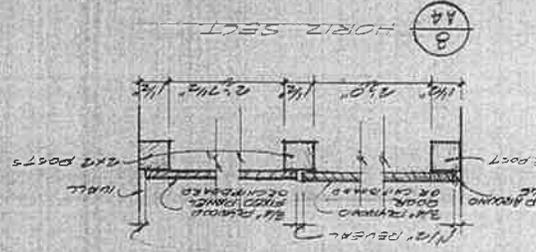


NOTES:
 1. ALL EXISTING AND NEW WALL SURFACES TO BE PAINTED WITH VINYL EMULSION PAINT (IN ALL) EXCEPT WHERE NOTED OTHERWISE.
 2. ALL EXISTING AND NEW WALL SURFACES TO BE PAINTED WITH VINYL EMULSION PAINT (IN ALL) EXCEPT WHERE NOTED OTHERWISE.
 3. ALL EXISTING AND NEW WALL SURFACES TO BE PAINTED WITH VINYL EMULSION PAINT (IN ALL) EXCEPT WHERE NOTED OTHERWISE.

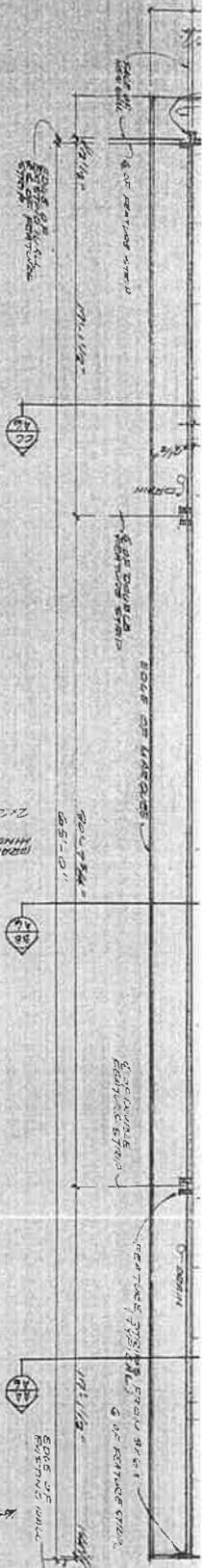
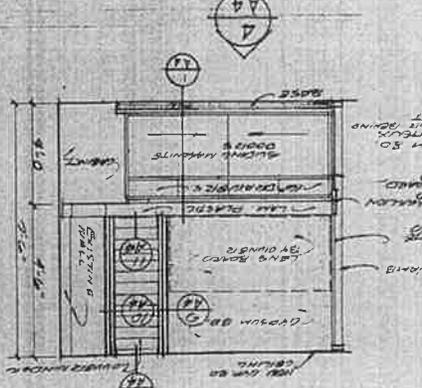
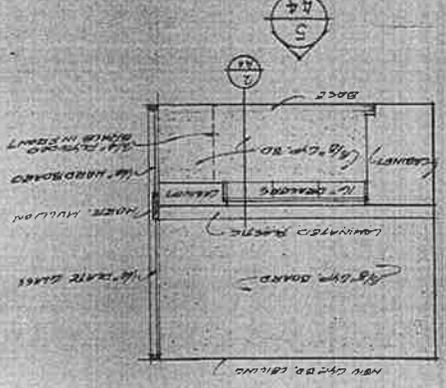
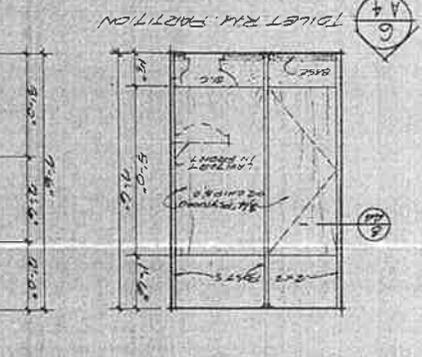
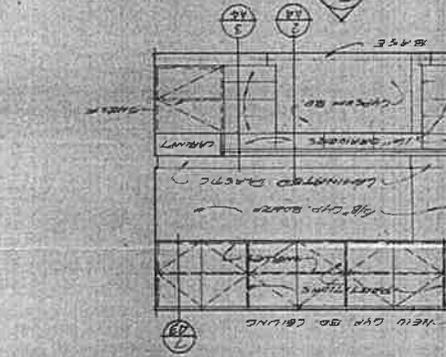
JALOUSIE DETAILS
 SCALE 3/8" = 1'-0"



TOILET PARTITION
 SCALE 3/8" = 1'-0"

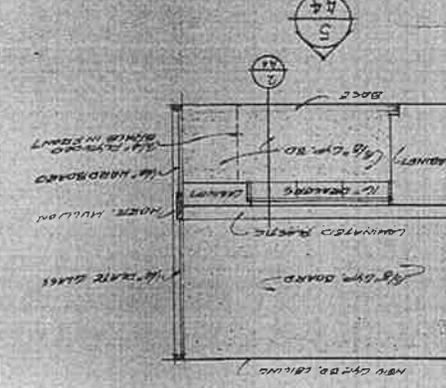
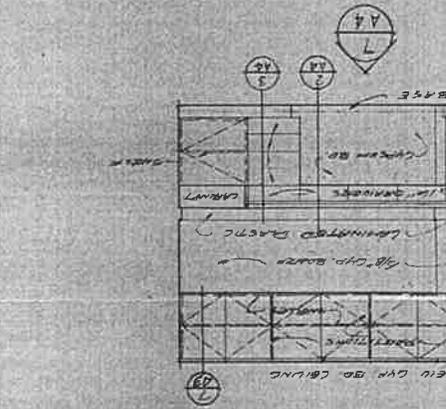
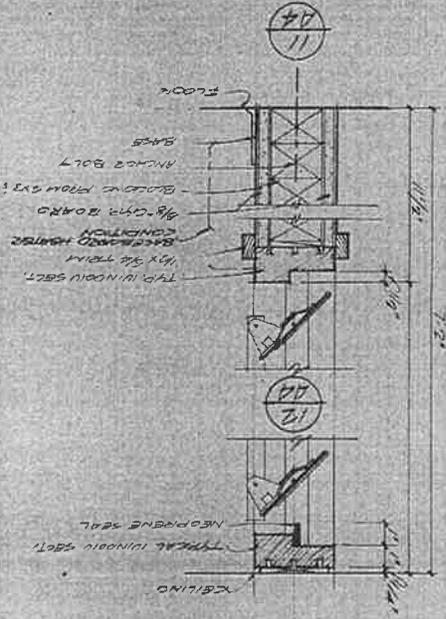


INTERIOR ELEVATIONS
 SCALE 3/8" = 1'-0"

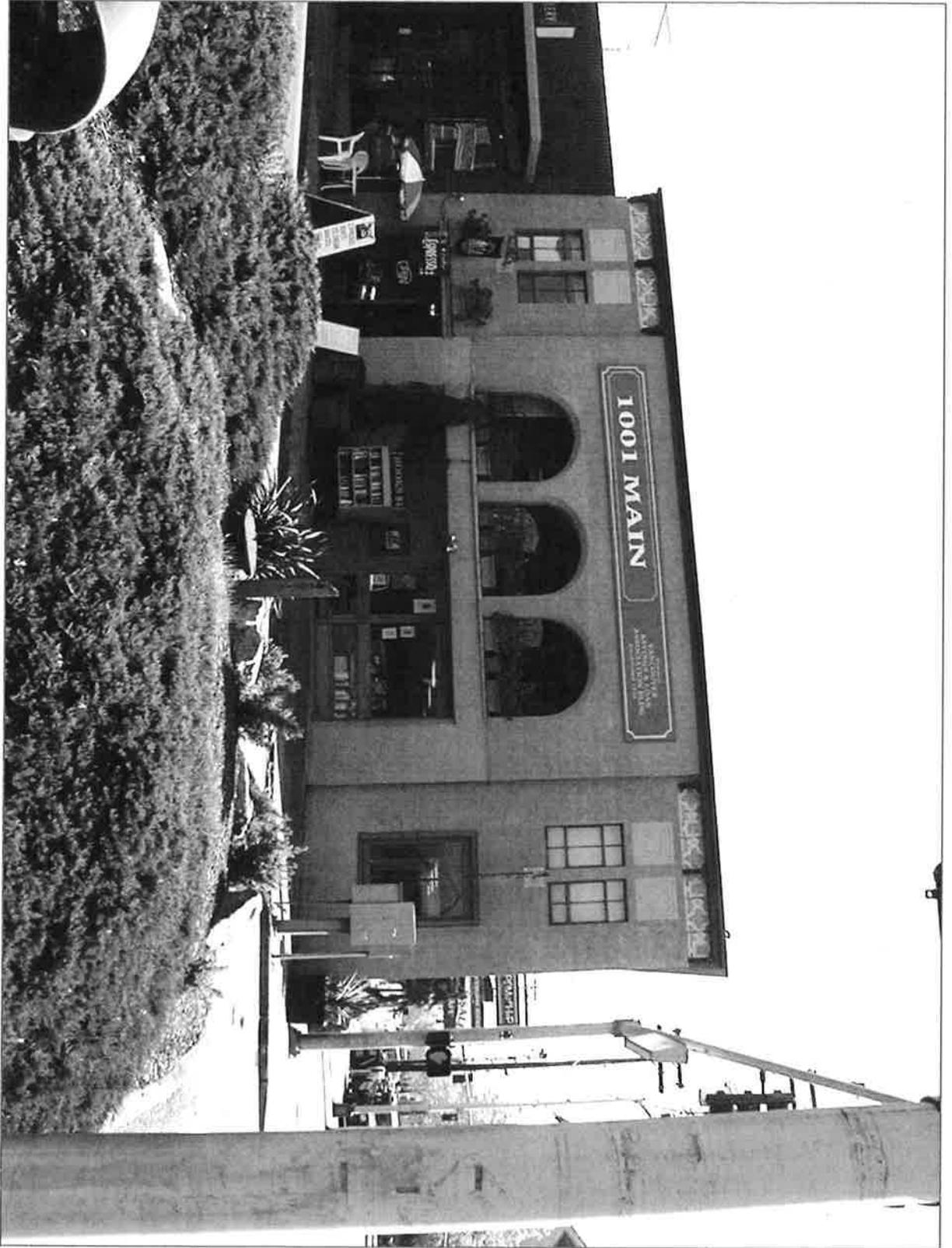


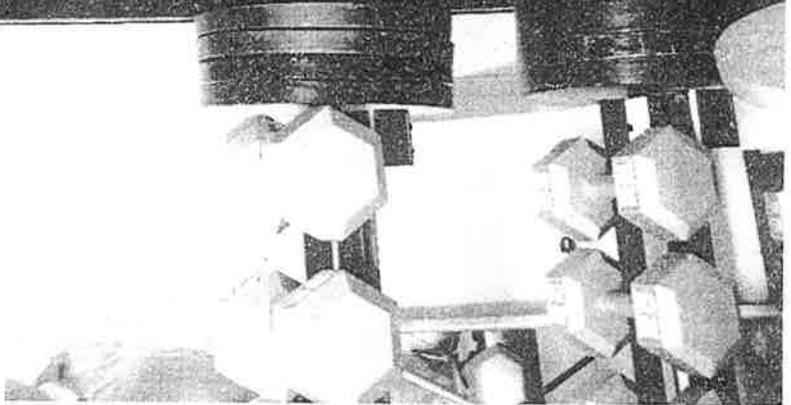
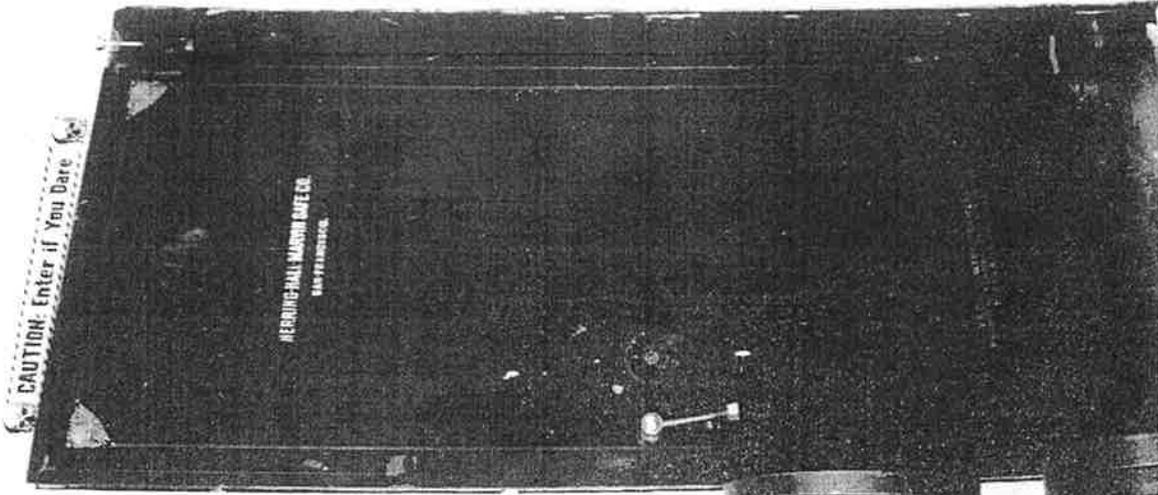
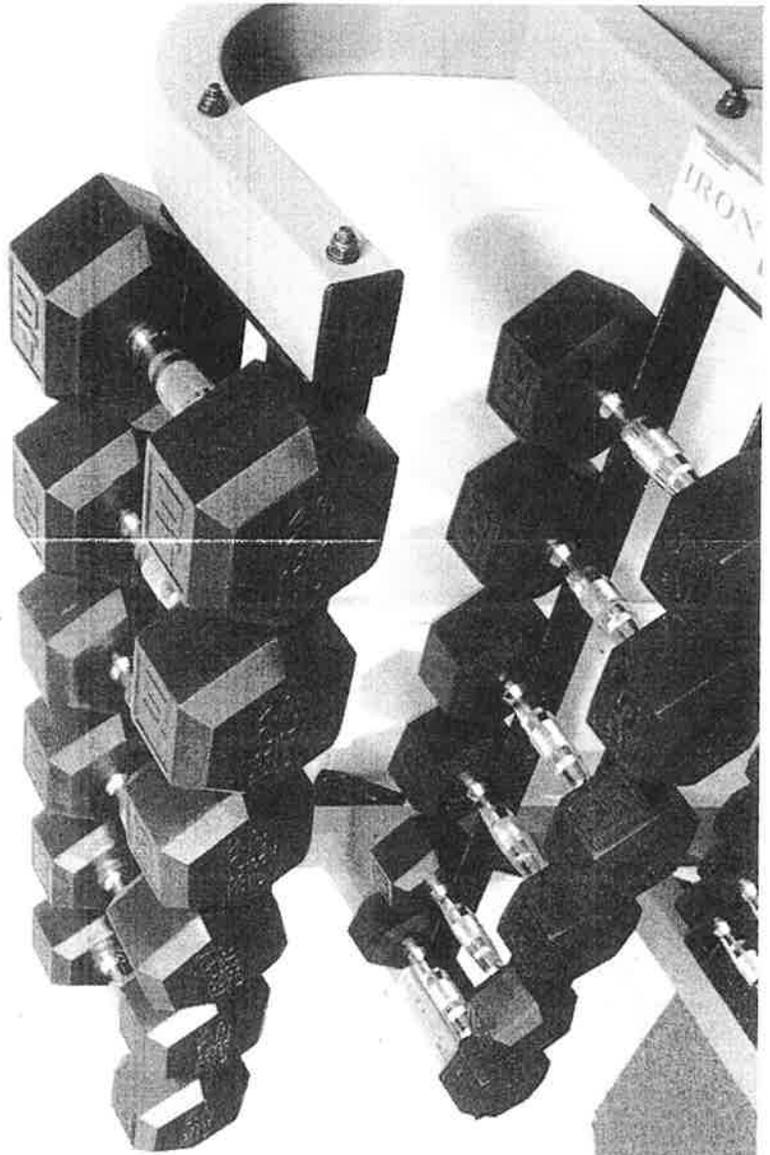
NOTE: 2ND FLOOR WALL CONDITION SHOWN

VERT. SECTION



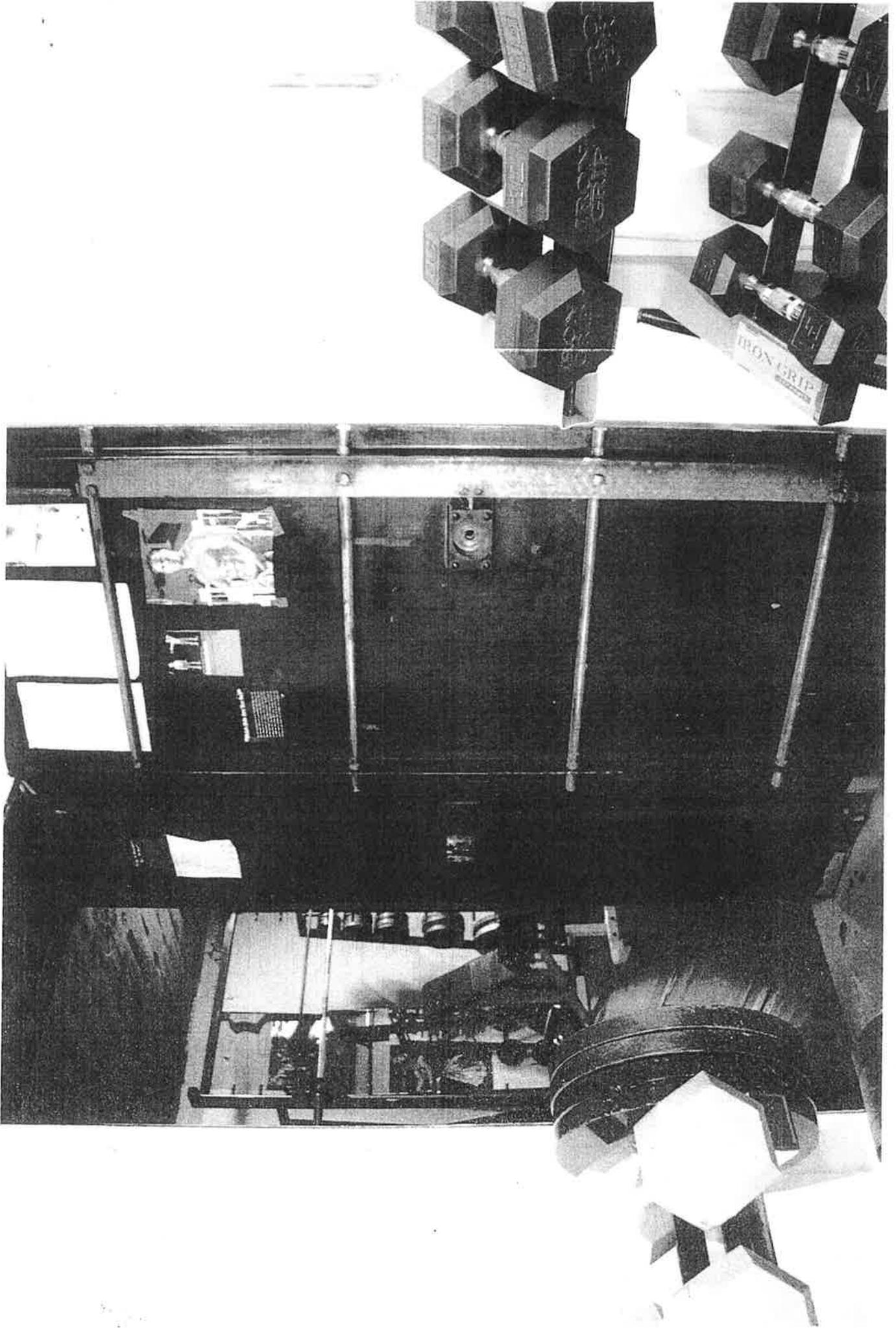
NOTE: 2ND FLOOR WALL CONDITION SHOWN

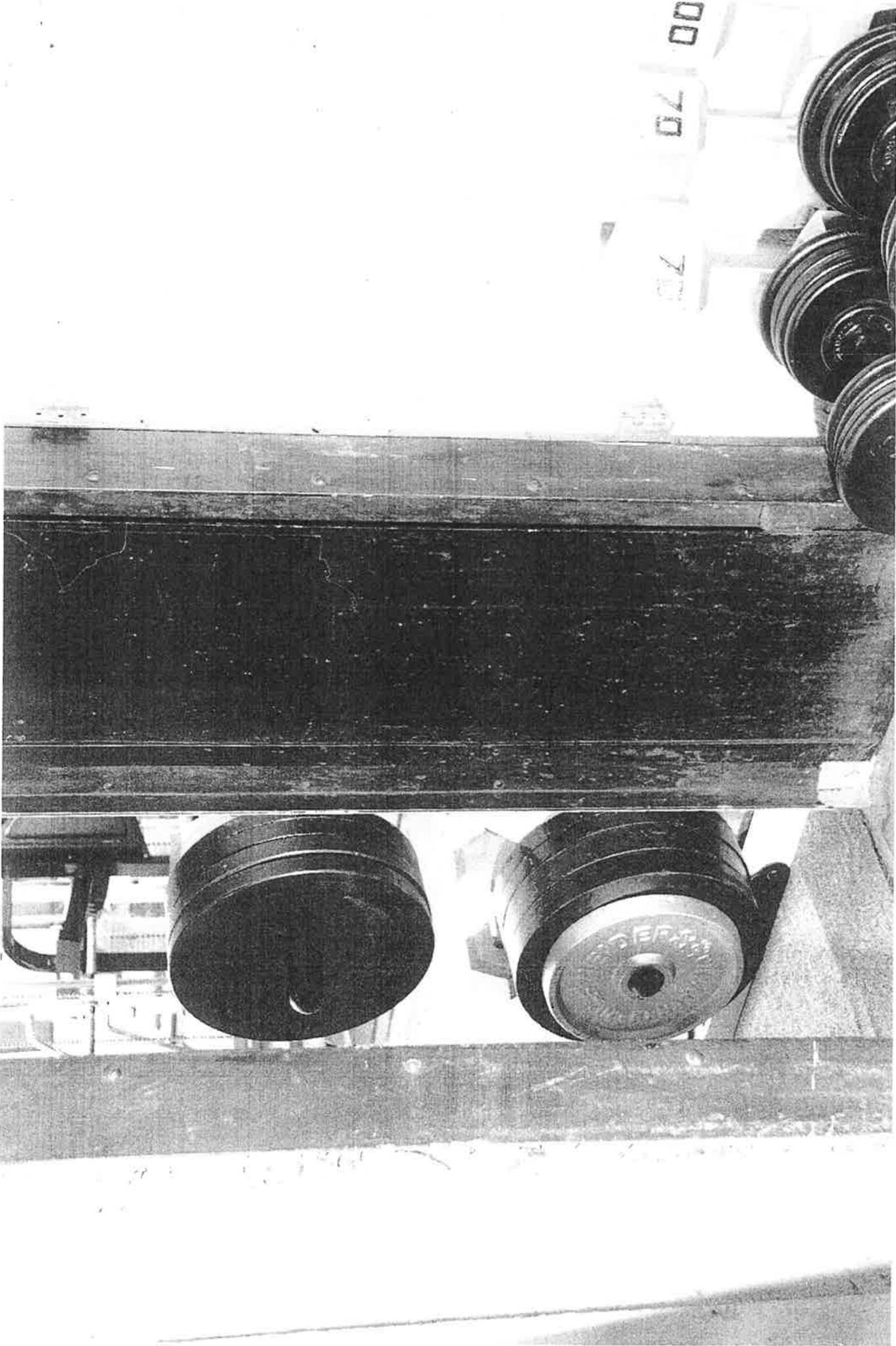




HERRING-HALL-MARVIN SAFE CO.

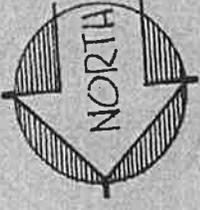
SAN-FRANCISCO.





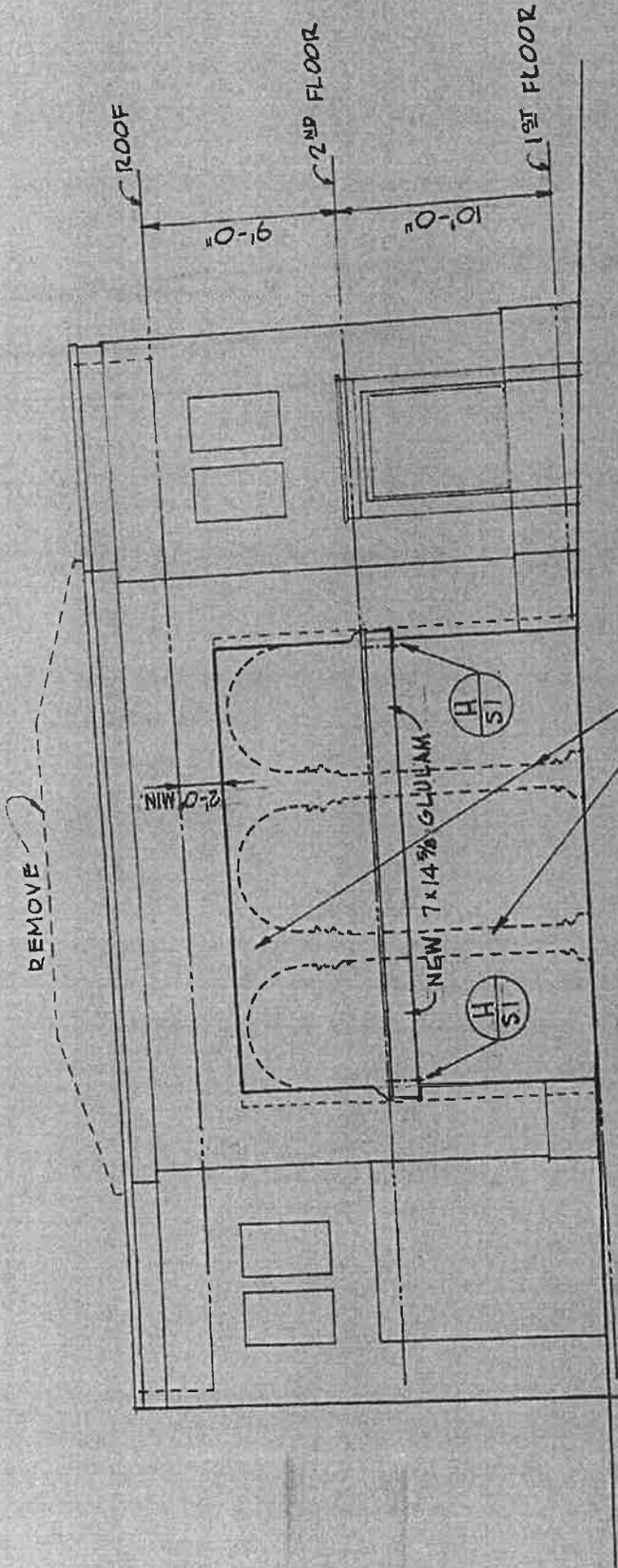
NEW

SEE



SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"



REMOVE EXIST. (NON-BEARING) COLUMNS AND ARCHES TO BOTTOM OF 12 x 24 CONC. BEAM

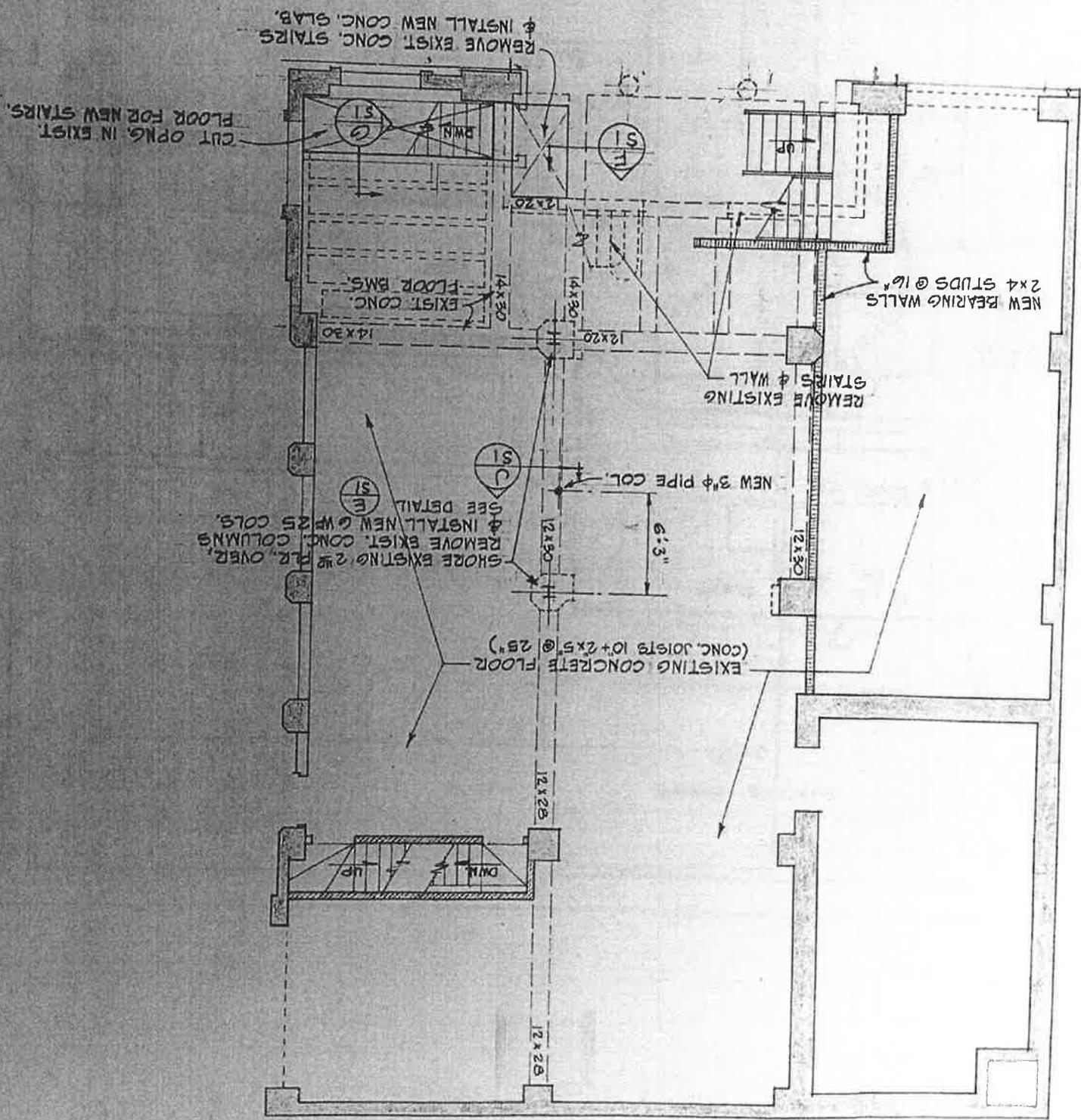
WEST ELEVATION

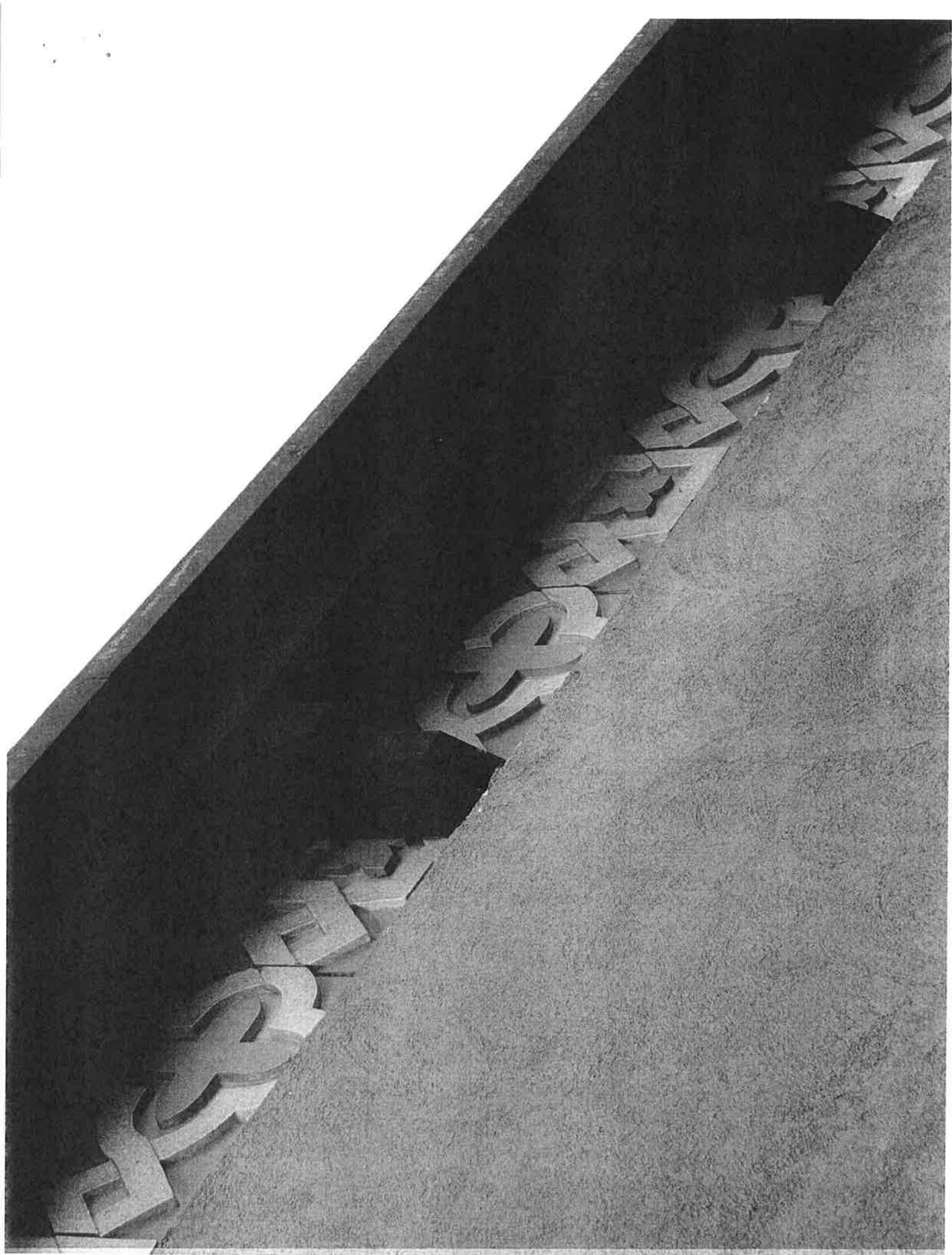
1/8" = 1'-0"

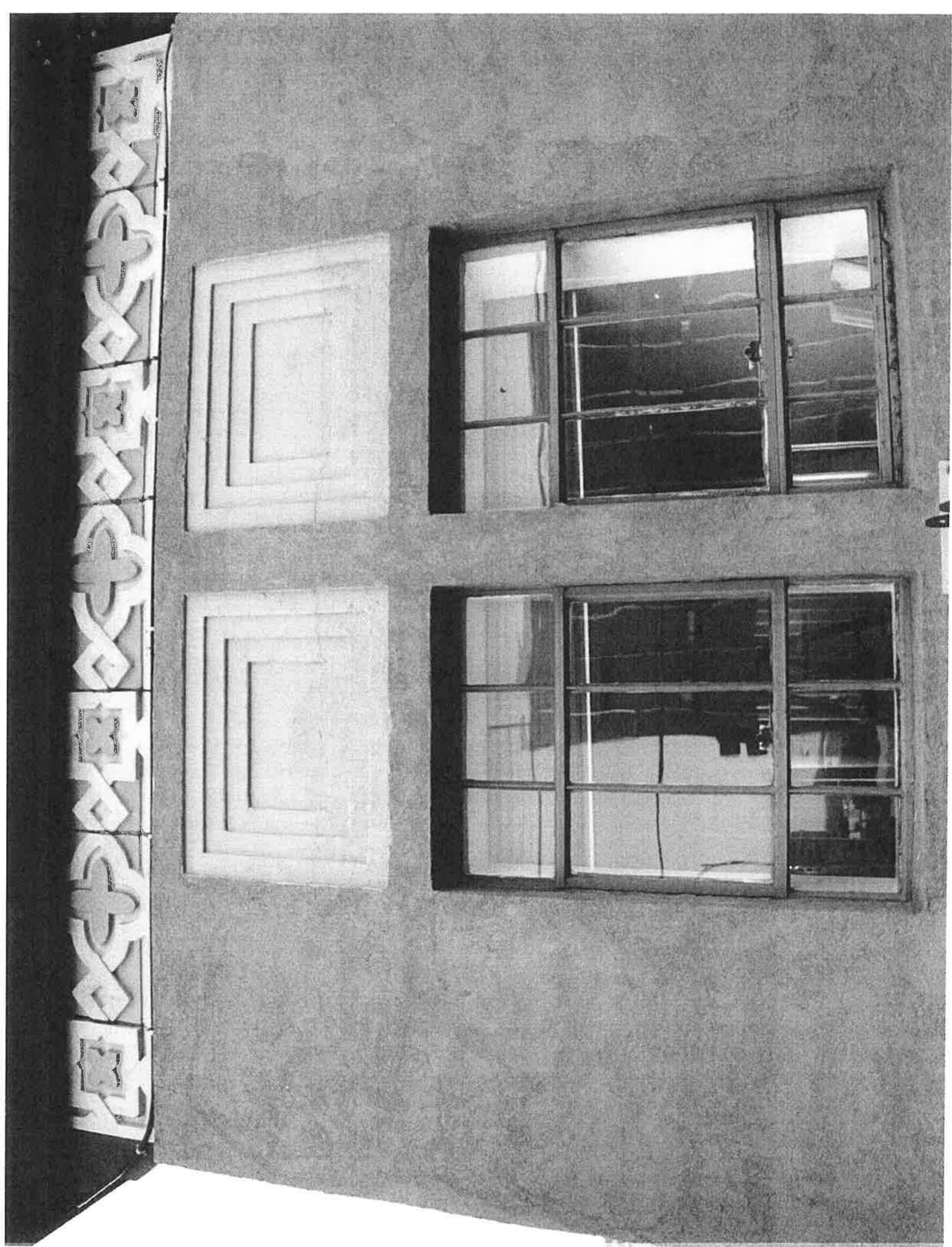


FIRST FLOOR FRAMING PLAN

1/8" = 1'-0"











City of Vancouver, Washington

Downtown Vancouver Association/ Uptown Business Association



Facade Improvement Plan

February 11, 1994

Prepared by

Cynthia Bankey, Architect

Funded Through the

US Department of Housing and Urban Development

Community Development Block Grant

CMB

Site Three

North side Evergreen 100 East Block

Includes (Parcel A) Rich Building - Quick Photo, empty corner, Hearing Aid Counselors, Main Street Cafe, (Parcel B) - Gifts, Gallery, Reiki, My Sister and I. Buildings in good condition. Historic photos of bank building in Rich Bldg. location, and photo of Evergreen and Broadway corner building, now My Sister and I, and clothing display area, as well as adjoining building. Extensive renovations occurred in 1960's or 1970's.

Site Description

Street Features

Vending machines, utility poles and parking meters are the only features. The sidewalk is a continuous 10' to 12' width, with curb cuts at each intersection. Parallel parking is allowed along the length of the street.

Parcel A

The Rich Building includes the Quik Stop Photo Shop, a major empty space, and a hearing aids shop. It is 50' x 75' with two stories, originally built in 1929. An extensive renovation in the 1960's placed random stone facing on ground floor, completely breaking the storefront rhythm with alternating expanses of stone and glass. Upper level stone aggregate panels and metal storefront system completely cover any previous window areas. Dark glass and bronze anodized aluminum match a horizontal steel beam below the upper level floor, and decorative wood areas surrounding ground floor display windows. A canvas awning cover the shop windows on Evergreen. There is one inner-lit plastic sign on the face of the building, a painted awning valence sign and painted glass signs.

Parcel B

The Main Street Cafe is located in a 25' by 50' bay, which may at one time have been part of a neighboring building. It is 15 tall with a plain metal parapet cap. The entire surface of the building is random stone. Well proportioned display windows are covered with an awning. One projecting sign is above the awning. Painted glass signs are tastefully arranged on the display windows.

Parcel C

Gourmet Baskets and Gifts, Gallery, Tee Shirts, Reiki, clothing display and My Sister and I. 100' x 100' one story unreinforced masonry. The general storefront rhythm was retained in earlier renovations, but the vertical proportions destroyed with heavy wood lath paneling above horizontal fixed awning. Columns clad in Ashlar - pseudo cut stone facing. Storefront bulkheads and building side panels clad in textured plywood, set back from columns as in original. Aluminum storefront system retains original scale of glass panels. Store entries recessed 3' to 4', entry to restaurant up short ramp, possibly handicap accessible. Signage painted on glass and face of awning. One projecting sign, inner lit plastic, one wall mounted inner lit sign at parking lot behind building.

Facade Changes

Streetscape

Street trees planting areas and bike parking loops are added at regular intervals between the parking meters. Vancouver standard street lights are added at the corners and in the middle of the block for pedestrian lighting.

Parcel A

The Rich building has undergone one extensive renovation in the 1960's and now requires a major renovation to meet the goals of the Facade Improvement Plan. Keeping the structural beam over the first floor from the previous renovation and reinstating the three part rhythm of the original facade will help the current renovation fit the history of the building to the revitalized downtown. The open storefront bays are divided into three groupings, with upper floor entrances between the storefronts. A rigid canopy ties the elements of the facade together and utilizes the strength of the existing beam. The canopy allows light in to the new transom areas. Individual shop signs are suspended from the canopy. The upper level facade continues the massing in three parts, with an echoing beam tying the parts together. Small permanent sun louvers cross the tops of each window adding visual complexity and mitigating summer heat gain.

Parcel B

The building containing the Main Street Cafe is shown with a minor renovation, consisting of washing, realigning the projecting sign and adding a cornice to the facade. Although removing the random stone facing and replacing it with brick or insulated stucco may appeal to the tastes of some, it is difficult to justify the cost of such a change. Small buildings like this one can be seen as little treasures of surprise in the otherwise straightforward approach taken to downtown buildings.

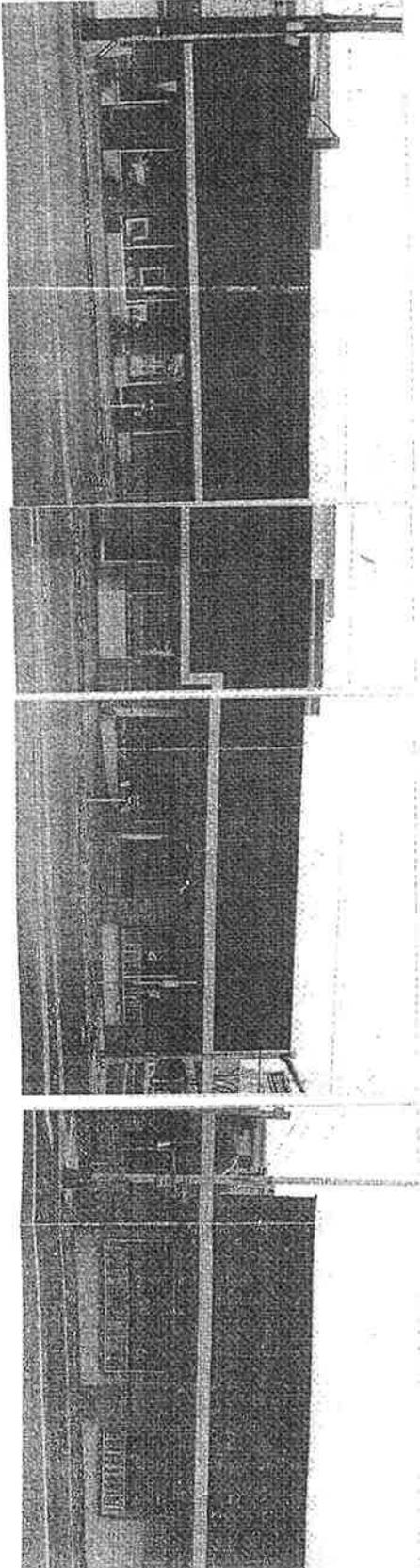
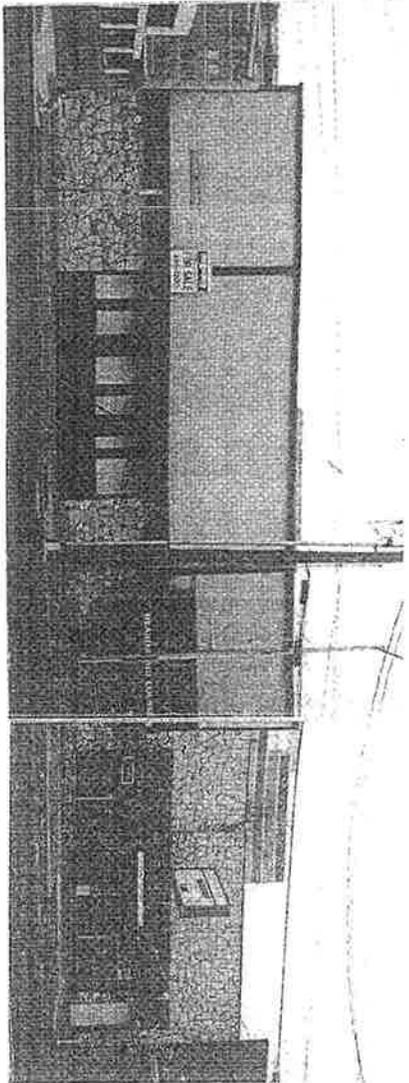
Parcel C

The buildings in Parcel C were integrated in the previous renovation to look like one building. Historic photographs show that the original buildings were separate and had the typical vertical styling of the early 1900's. These buildings are now shown with added second and third floors for rental housing. The separation between the two buildings is expressed in a slight change of window spacing and in the removal of the western portion of the canopy. The canopy is replaced with simple awnings over the display windows. This strategy eliminates the stepped canopy detail but retains the canopy over the corner space, where continuous rain protection is desirable.



Historic photos of Rich Building

Site Three

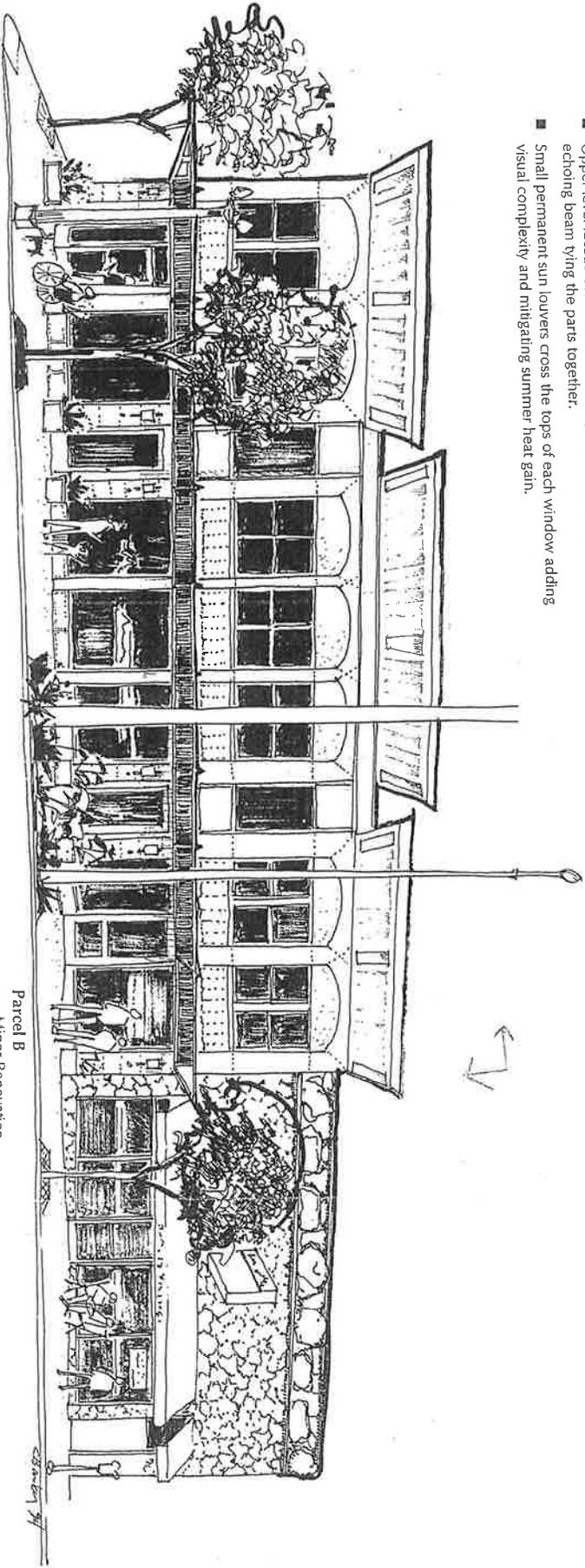


Photos of existing buildings and streetscape of Site Three

Parcel A

Major Renovation reinstating the three part rhythm of the original facade helps the proposed renovation fit the history of the building

- Open storefront bays are divided into three groupings, with upper floor entrances between the storefronts.
- Rigid canopy ties the elements of the facade together
- New transom areas.
- Individual shop signs are suspended from the canopy.
- Upper level facade continues the massing in three parts, with an echoing beam tying the parts together.
- Small permanent sun louvers cross the tops of each window adding visual complexity and mitigating summer heat gain.



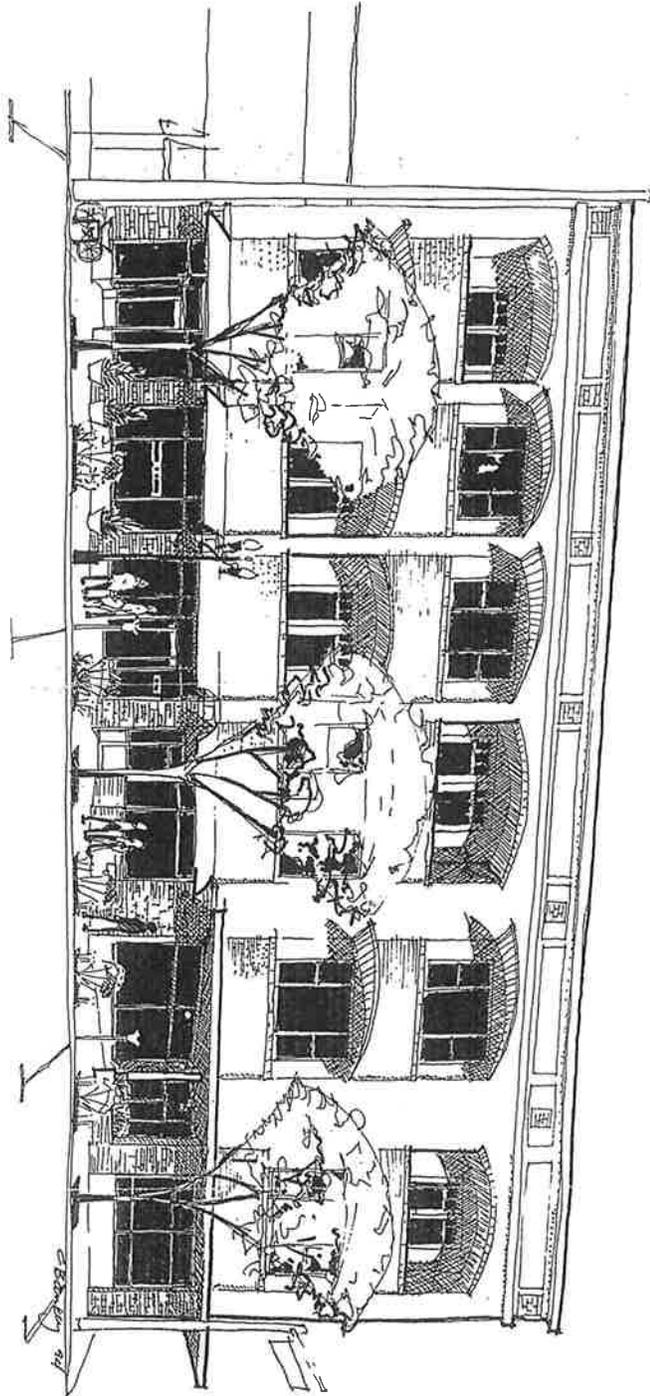
Parcel B

Minor Renovation

- Realigning the projecting sign
 - Adding a cornice to the facade.
 - Small buildings like this one can be seen as little treasures of surprise in the otherwise straightforward approach taken to downtown buildings.
- Sketch of proposed changes to Rich Building and Main Street Cafe Site Three**

Streetscape

- Street trees, planting areas and bike parking loops between the parking meters.
- Old-style street lights added at corners and mid-block

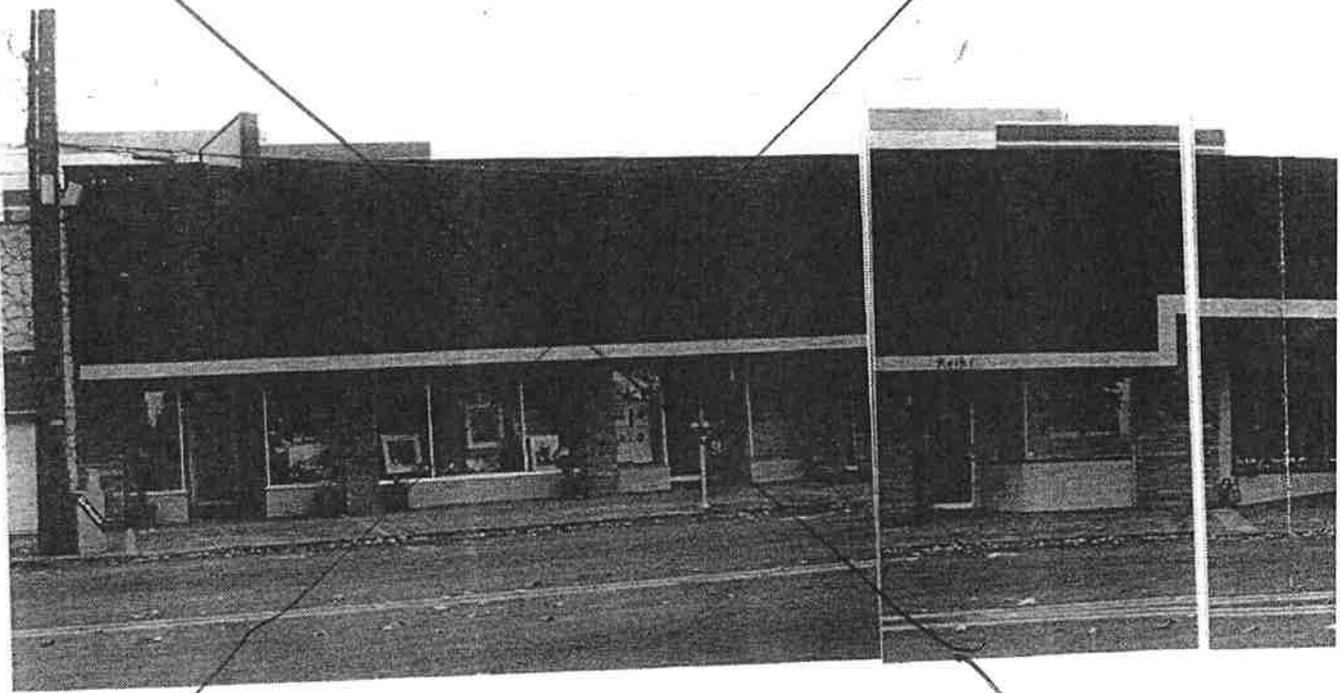
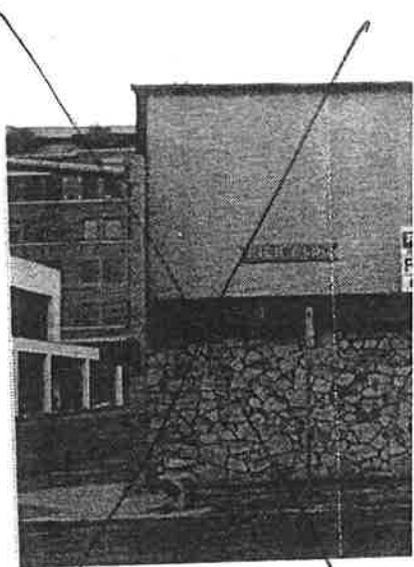


- Parcel C**
 Major Renovation above street level, Minor renovation at street;
- Second and third floor rental housing added
 - Western portion of the canopy removed, replaced with simple awnings to eliminate the stepped canopy detail
 - Canopy over the corner space retained for continuous rain protection

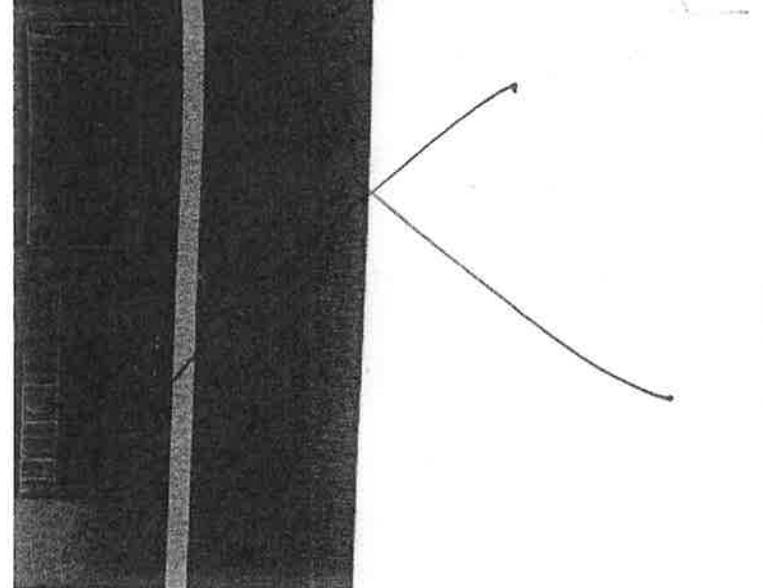
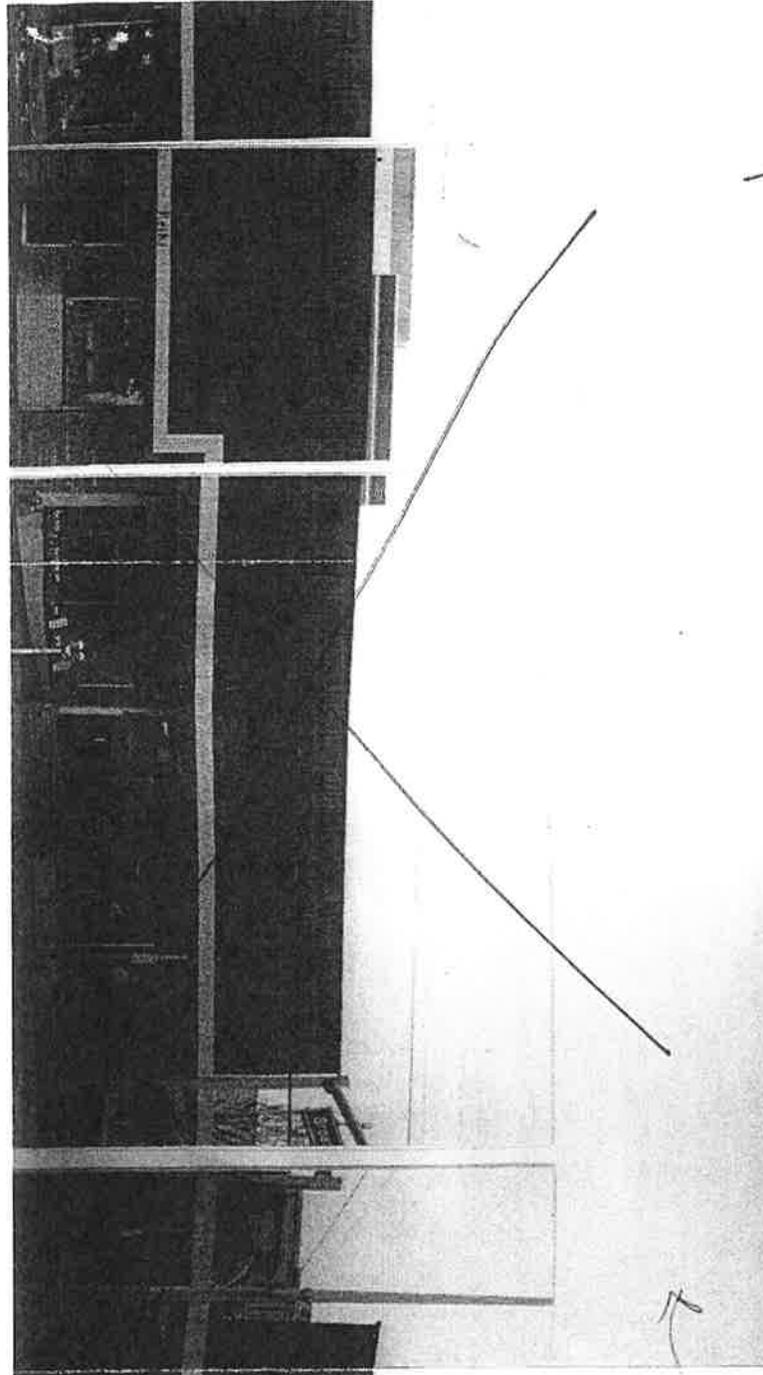
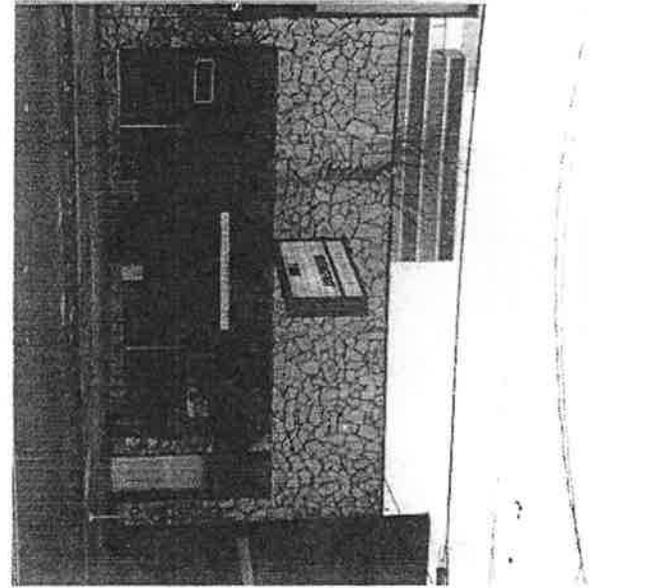
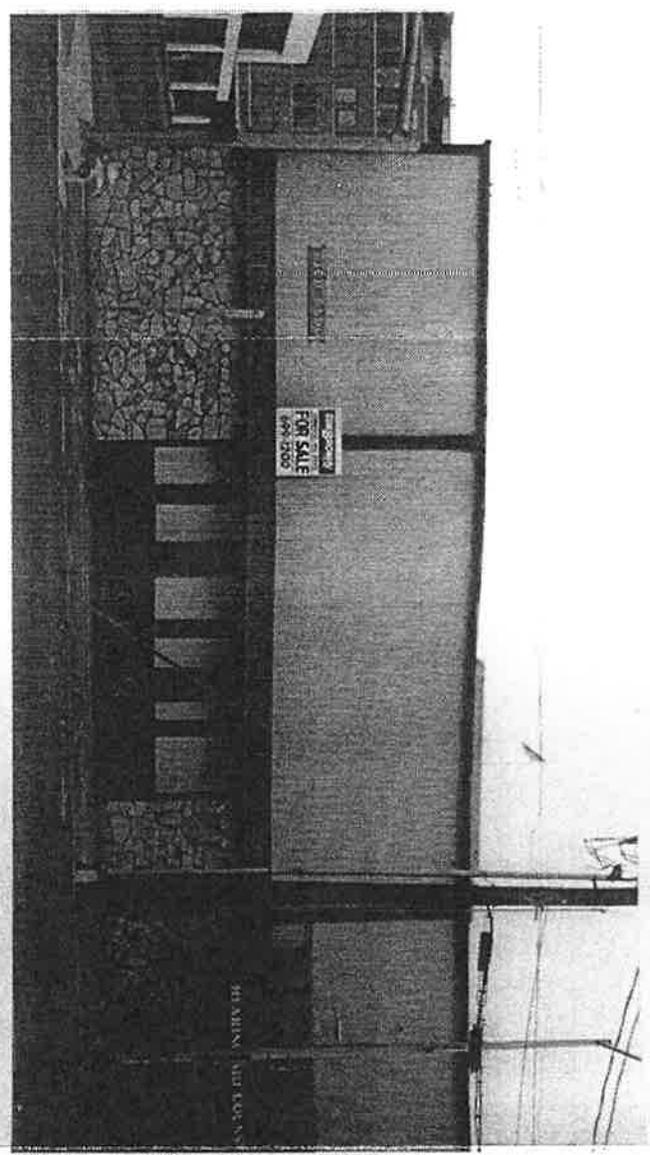
Sketch of proposed changes to Parcel C of Site Three

(1993)??

↙ Main Street Side



(10th) SUEGREEN ST
1920



CHAMBER PLANS FOR CONVENTIONS HERE NEXT YEAR

Many Organizations In- vited; State Milk In- spectors Here Soon

Making plans to entertain 15 or 20 conventions in Vancouver during 1930, the local chamber of commerce has extended invitations to many organizations who have held their 1929 sessions recently or plan to meet within the next few weeks.

As a result of these invitations one group, the state milk inspectors, are to meet on June 27 and 28 of this year. Henry Gill and Dr. C. C. Wright, local milk inspector, are handling all plans here and are making arrangements to entertain some 50 or 60 meat and milk inspectors from all over Washington.

The inspectors are to meet at luncheon on Thursday with the Kiwanis club and on Friday the Rotary club. The chamber of commerce is to assist in entertaining the visitors.

Other organizations that are to be invited or have been invited, to meet in Vancouver in 1930 are the Business and Professional Women's club meeting today in Seattle, the State Manufacturers' association which met last month in Longview, the De Molsy fraternal organization, which meets in Wenatchee in August. And the Nazarene Assembly of the north Pacific district.

The state Savings and Loan association men were also invited to meet here next year by J. B. Atkinson, who attended the convention in Walla Walla this week, but did not accept the invitation.

DOMING COMPANY

Col. Anderson
5/25/1929

PERMITS ISSUED FOR BUILDING ARE FALLING OFF

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Building Permits

W. C. Crocker. Construct dwelling. 803 East Thirty-ninth street. Estimated cost, \$4,000. Contractor, self.

Oscar Lund. Construct store. 3308 Main street. Estimated cost, \$1500. Contractor, self.

L. A. Reeves. Construct dwelling and garage. Twenty-seventh and St. Johns Road. Estimated cost, \$1900. Contractor, self.

L. B. Schultz. Construct dwelling. Twenty-sixth and Q street. Estimated cost, \$2,350. Contractor-Houglund and Schultz.

Harry Alberson. Repair dwelling. 1604 Daniels. Estimated cost, \$100. Contractor, self.

Fred Michael. Construct garage. Twenty-ninth and U street. Estimated cost, \$100. Contractor, Pacific Builders.

E. E. Scotton. Repair dwelling. 414 West Eighteenth street. Estimated cost, \$300. Contractor, self.

A. H. Bgherns. Repair dwelling. 1108 West Eighteenth. Estimated cost, \$500. Contractor, self.

G. L. Brande. Construct shed. Thirtieth and Neals Lane. Estimated cost, \$50. Contractor, self.

Kern and Leonard. Repair store building. 508 Main. Estimated cost, \$240. Contractor, self.

Dr. H. H. Judd. Construct garage. 509 Cedar avenue. Estimated cost, \$150. Contractor, self.

Mr. Sax. Repair stage terminal. Fifth and Math streets. Estimated cost, \$150. Contractor, C. H. Marble.

O. Hagberg. Reshingle dwelling. 610 West Sixteenth street. Estimated cost, \$75. Contractor, self.

Walter Jorgenson. Construct dwelling. Twenty-first. Between Esther and Franklin. Estimated cost, \$2400. Contractor, self.

Fourteen building permits aggregating \$13,415 were issued at the city clerk's office during the past two weeks, low total the result of a building slump within the city. The two week period started off with a rush with four permits totalling \$9,350, but fell off towards the end of

Although new permits issued are increasing, construction activity in the city is average. Work started during the two week period on the Vancouver Savings and Loan building on the northwest corner of Tenth and Main street and is progressing rapidly.

on Fourth and Main streets for the Vancouver New and Second Hand store is nearing completion and will be finished within the next few weeks. This is a brick and cement building and an improvement over the old frame structure that occupied the same position.

John Holmason's apartments on Twenty-third and Broadway were

WE ARE NOT IN THE

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Columbian
5/27/1929

Why Not Place Your Savings and Surplus Money in This Association—Investigate!

DO YOU KNOW—YOU HAVE ABSOLUTE SECURITY?
(Deposited with the State)

ALL ASSOCIATIONS ARE UNDER STATE SUPERVISION.

OUR ASSOCIATION IS WELL MANAGED.

OUR OFFICERS AND DIRECTORS ARE CONSERVATIVE.

WE HAVE NEVER PAID LESS THAN 6%.

(The reason for the extra liberal earning is that you get all your money earns, less, of course, the ordinary expense of operating.)

Did You Ever Hear of Anyone Losing Money in a Savings and Loan Association?

NOW IS THE TIME TO START YOUR ACCOUNT WITH US!

Vancouver Savings & Loan Assn.

707 Washington Street

Columbian
5/29/1929

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MAIN ST. SEWER TO BE DISCUSSED BY COUNCILMEN

Important Construction Work Declared Urgent; Paving Plan Up

Main street may soon get another big improvement in the downtown district designed to keep up with the rapid growth of the city, as a result of developments this week, it became known today. Construction of a new and larger sewer down Main from Thirteenth is proposed, and the proposition may win the approval of the city council tonight.

The project would be an important one. Leading southward from the crest of the first hill at Thirteenth, it would provide new capacity to take care of needs grown too large for convenience on the sewer laid years ago. It would be laid considerably deeper than the existing line, it is believed, and might be of sufficient size to serve both as a regular sewer and as a storm sewer.

Atkinson Backs Proposal

J. B. Atkinson of the Vancouver Savings & Loan association said today that he will be present tonight to ask the adoption of a resolution of intention to make the improvement, and said that he understands the resolution has been prepared and has a good chance to win councilmanic approval.

The matter was brought to the point by construction work in connection with the new home of the savings and loan association, at Tenth and Main street, after individuals had advocated the improvement at intervals for months.

Sewer Too High

The building at Tenth and Main has a deep basement, and when plans were made for sewer connections, it was said, it was found that the Main street sewer was too high and therefore could not be connected

(Turn to page seven, please)

PROMINENT MEN

Columbia
6/3/1929

ARTS BUILDING

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**GOOD
PLUMBING
ALWAYS
BRALEY, LEE &
BRALEY**

610 Wash. St. Phone 786

*Columbus
6/17/1929*

SHUTE FINISHES FOUNDATION FOR LOAN BUILDING

Twenty-six ton of reinforcing steel have been used in building the foundation of the new Vancouver Savings and Loan association building on Tenth and Main streets, in addition to 700 barrels of cement, Henry Shute, contractor who erected the Shumway Junior high school building and who is constructing the loan association building said today.

The foundation, although it will only be required to bear two stories at the start, is being placed strong enough to hold an additional five, according to Shute. Eight hundred yards of gravel and sand and 15,000 feet of rough lumber have also been used in the work of laying the foundation.

Foundation Complete

The vaults which have been built in the basement of the building have floors and walls, 18 inches thick. Space has been provided in the basement for a barber shop, boiler room, and additional space which is to be leased.

The foundation was completed last week by the workmen, and work is starting today on the second floor. Cement is to be poured in this portion of the building within 10 days, and August 10 has been set as the tentative date for completion of the building.

\$5,000 For Marble

Eighteen ton of terra cotta is to be used on the building, along with \$5,000 worth of marble to make it one of the most attractive in the city. J. B. Atkinson, of the Vancouver Savings and Loan association announced that his organization would move into the new building immediately upon construction and make their home there for many years.

All the woodwork used in construction of the building is to be supplied by the Central Planing mill of this city. Braley and Les have the plumbing contract, and the Marshall Electric company of Portland have the wiring contract.

RAISE STANDARDS

Columbian

6/17/1929

\$46,000 PERMIT SWELLS TOTAL OF THIS MONTH

Building Permits

A. E. Collins. Repair garage. 2417 F street. Estimated cost, \$45.

I. F. Partlow. Construct Fruit Stand. 3717 Main. Estimated cost, \$300.

W. R. Noll. Repair dwelling. Thirty-third and V street. Estimated cost, \$150.

H. J. Claassen. Construct garage. 512 West Twelfth street. Estimated cost, \$150.

J. C. Broughler. Construct dwelling. Twenty-fifth and Daniels. Estimated cost, \$3400.

Vancouver Savings and Loan association. Construct store and office building. 1001 Main street. Estimated cost, \$46,000.

Jack Raab. Construct dwelling 400 West Twenty-first. Estimated cost, \$3,500.

Mrs. M. Pulséy. Repair dwelling 2000 Daniels. Estimated cost, \$780.

N. E. Wilson. Re-model dwelling. 3110 K street. Estimated cost, \$300.

W. Shattuck. Construct garage. 711 East Twenty-ninth street. Estimated cost, \$200.

Joseph Hall. Repair store building. Seventh and Washington. Estimated cost, \$500.

Ed Erickson. Repair dwelling. Thirty-seventh and Grant. Estimated cost, \$75.

B. J. Reamer. Construct shed. 1205 West Eight street. Estimated cost, \$150.

Building permits issued at the city clerk's office during the past two weeks were swelled by a \$46,000 permit issued to the Vancouver Savings and Loan Association to construct a store and office building on the northeast corner of Tenth and Main streets. Henry Shute is contracting this building.

Only two permits for over \$1,000 were issued for homes, but the remainder of the permits were will up in three figures. The two home permits were issued to Jack Raab and J. C. Broughler.

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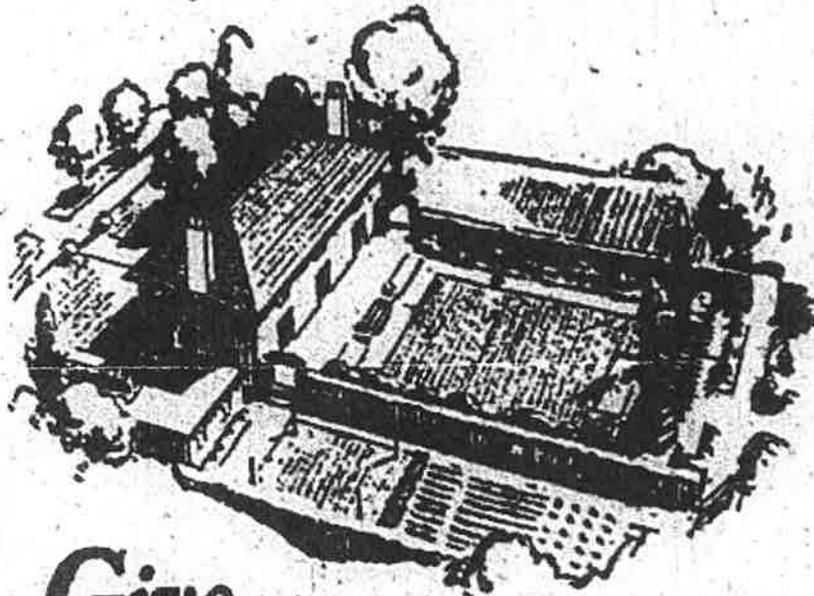
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Columbian

6/24/1929



Give -
your children a REAL HOME
to remember

WHAT are your own happiest memories? The old home—the yard you played in, the trees you climbed. And the quiet, pleasant hallway, with mother waiting for you. You cannot think of a mother without associating her with a home—a house.

You can and should have a home that will make you and your family happy. Figure up what you have paid out for rent and for other things that represent no permanent investment—and realize what you could have been doing toward owning your own home.

Ask us to estimate costs and help you plan. Among other things, ask us about Upson Board for walls, ceilings, partitions, lining and insulating attic and cellar. Goes up in $\frac{1}{4}$ the time of plaster, at a fraction of the cost. Phone or write us today.

Central Planing Mill

1514 Main Street

Phone 357

"IN THE HEART OF VANCOUVER"

Columbia

6/24/1920

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MAIN ST. SEWER TO BE DISCUSSED BY COUNCILMEN

Important Construction Work Declared Urgent; Paving Plan Up

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Main street may soon get another big improvement in the downtown district designed to keep up with the rapid growth of the city, as a result of developments this week, it became known today. Construction of a new and larger sewer down Main from Thirteenth is proposed, and the proposition may win the approval of the city council tonight.

The project would be an important one: Leading southward from the crest of the first hill at Thirteenth, it would provide new capacity to take care of needs grown too large for convenience on the sewer laid years ago. It would be laid, considerably deeper than the existing line, it is believed, and might be of sufficient size to serve both as a regular sewer and as a storm sewer.

Atkinson Backs Proposal

J. B. Atkinson of the Vancouver Savings & Loan association said today that he will be present tonight to ask the adoption of a resolution of intention to make the improvement, and said that he understands the resolution has been prepared and has a good chance to win councilmanic approval.

The matter was brought to the point by construction work in connection with the new home of the savings and loan association at Tenth and Main street, after individuals had advocated the improvement at intervals for months.

Sewer Too High

The building at Tenth and Main has a deep basement, and when plans were made for sewer connections, it was said, it was found that the Main street sewer was too high and therefore could not be connected.

(Turn to page seven, please)

PROMINENT MEN

6/31/1929

Column 6/29

CEMENT POURED IN SECOND FLOOR OF LOAN BUILDING

few days.

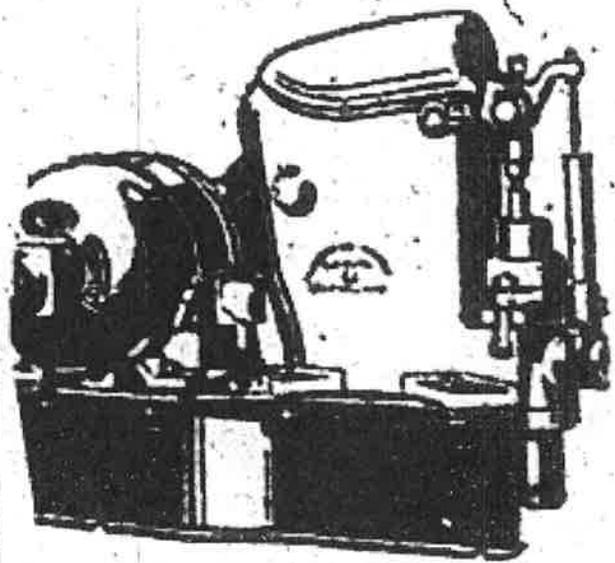
The marble exterior of the building is to be a tannish-grey and is called Sequoyah marble. The interior is to be of attractive grey and reddish grained marble called Lunel. All of the marble is being shipped from Portland, and will cost approximately \$5,000.

Shute, the contractor is still running according to schedule on erection of the building.

Preparing to pour 1,100 sacks of cement into the second story of the Vancouver Savings and Loan building on the corner of Teath and Main streets, sometime the latter part of this week, 15 men employed by Henry Shute, contractor, completed the mezzanine floor last week.

The mezzanine floor is L-shaped and about 30 by 40 feet in size. Nine ton of steel are to be used in the erection of the second floor, while 5,500 sacks of cement are to be used in the entire building.

Nineteen ton of terra cotta is expected to arrive in Vancouver for the building from Seattle within a very



FAIRBANKS - MORSE
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Columbian

7/31/1929

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BUILDING TOTALS FOR PAST WEEK REACH \$18,650

Building Permits

G. L. Guhz. Construct garage and repair dwelling. 2907 U street. Estimated cost, \$750.

Dr. D. T. Elliott. Construct dwelling. Twentieth and Daniels. Estimated cost, \$5,000. Contractor, A. W. Bryant.

The Texas Company. Construct filling station. 1707 Main street. Estimated cost, \$1,700.

Mrs. Rowley. Repair dwelling. 3215 V street. Estimated cost, \$500. Contractor, A. G. Marble.

Seymour Bell. Construct dwelling. 1910 East Seventh street. Estimated cost, \$10,000. Contractor, W. G. Carl.

I. F. Partlow. Construct cabins. Thirty-eighth and E streets. Estimated cost, \$700.

With the exception of the week in which a permit was issued for the construction of the \$45,000 Vancouver Savings and Loan association, last week's building totals exceeded any other week for many months, according to the report of the city clerk.

Permits totalling \$18,650 were issued last week, which included a \$10,000 permit to Seymour Bell to erect a home on 1910 East Seventh street, and a \$5,000 permit to Dr. D. T. Elliott to construct a home on Twentieth and Daniels.

Although home construction is in a temporary slump throughout the city at this time, several jobs are in stages of construction. Hafrison and Johnson, contractors are building a five-room modern home on Thirty-ninth and Rowley. This home is completely modern and greatly resembles some of the latest model homes erected in Portland.

J. D. McBroom, contractor, is erecting a home on Thirty-ninth and Washington for C. W. Anguish, a real estate agent here. This home is to be two stories.

W. G. Carl has already started on the new Bell home on East Seventh street, and a new Texaco Oil station has just been completed at 1707 Main street.

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Columbian
7/10/1929

SAVINGS GROUPS SHOW PROGRESS SURVEY REVEALS

Financial Institutions Here Increase in Resources

Revealing a general advance that is among the most outstanding of recent periods, all three of Vancouver's national banks and its two savings and loan associations show considerable gains as of June 29, over the last statement periods, a survey today disclosed.

Leading the banks in gains since the last published bank call on March 27, the United States National on that date had total resources of \$2,060,720.22. Compared with this statement the bank on March 27 had resources of \$2,034,076.23. The Vancouver National this time had \$2,076,533.73, as against \$2,067,497.91; while the Washington National had \$1,226,034.57 as against \$1,211,197.33.

Cash on hand and in banks increased materially for each institution, but also the totals of loans and discounts has jumped. In virtually all departments of the financial business, in fact, the banks have shown sustained activity.

While the larger institutions were apparently in position to enjoy looking at the world, the two savings and loan associations were getting along rather well themselves. The statement of the Vancouver Savings & Loan association shows assets of \$727,552.17. One year ago its total assets were \$605,746.38, which indicates a gain of \$121,805.81.

The Metropolitan Savings & Loan association had not yet issued a statement this morning, but the secretary said that the assets of the association are now about \$250,000, a gain of nearly \$50,000 in one year.

Both associations declared semi-annual dividends of 6 per cent as usual on July 1, thus drawing interested comment from many individuals. The associations have been watched by many residents who wondered what effect the enforcement of the new 6 per cent excise tax would have upon them.

Officials said simply: "Despite the fact that we have had to set aside a fund to take care of the new tax, we have been able to declare our regular 6 per cent dividends as usual."

Columbian
7/02/1929

HALF YEAR MARK SHOWS \$342,695 IN BUILDING HERE

Last Week's Building Permits

J. F. Partlow. Construct cabins. Thirty-eighth and E streets. Estimated cost, \$7,000.

John A. Evans. Alter store. Eighth and Broadway. Estimated cost, \$25.

E. R. Nelson. Repair dwelling. 1011 West Eighth street. Estimated cost \$5000.

A construction slump experienced by the builders in Vancouver during the first six months of 1929 is revealed by the figures just released by the city clerk, which show a loss of \$666,115 in building permits issued here. Walla Walla, Spokane, and Seattle, however, show a greater loss than Vancouver, and the entire Northwest shows a temporary decline in building.

Building permit totals reached \$342,695 during the first six months of the year, which in itself is not unfavorable. However, 1928 was such an exceptional year that the comparison is hard on 1929. In the first six months of 1928, \$908,513

worth of permits were issued.

The total of the opening months of 1928 was swelled by permits for such buildings as the Arts Building, \$145,000; Beverly Court apartments, \$96,000; Normandy Court apartments, \$85,000; and the Shumway Junior high school for \$135,000, while this year very few large permits, none of which total as high as the Arts building and the Shumway school, have been issued.

An example of the manner in which the months of 1928 outdistanced months of this year is shown by June, the last month in the six months period. In June, 1928, builders were enjoying \$276,244 in construction work, while this year the total registered only \$82,000.

Seven cities in the state, Bellingham, Everett, Olympia, Port Angeles, Tacoma, Wenatchee, and Yakima show a gain, while Aberdeen, Anacortes, Centralia, Chehalis, Ellensburg, Hoquiam, Kelso, Longview, Mt. Vernon, Seattle, Spokane, Vancouver, Walla Walla and Wenatchee all show a loss.

Portland shows a loss of \$3,734,000, and six other cities in Oregon also show a loss. The states of Oregon and of Washington both show a loss of building permits during the first of 1929.

The survey is revealing two interesting facts: first, that of the four Northwest states only Montana has experienced a substantial gain so far over 1928; second, that building construction during the next six months will be substantial, but "spotty."

Montana's gain over 1928 is approximately 127 per cent. Five of

ATKINSON GAINS SUGGESTIONS FOR CITY BEAUTIFUL

Making his plans to carry on an active city beautiful campaign, J. B. Atkinson, chairman of the chamber of commerce city beautiful committee, asked the Rotarians at the Friday noon luncheon for suggestions that would assist him in laying out the program.

Chester Stumberg immediately entered a plea for lower water rates, stating that to keep ones lawn in good condition would run the water bill to enormous proportions. Stumberg was supported in his arguments by Guy Bennett.

Bennett said that in portions of California where it is very dry, and

rainfall is carefully hoarded, and there is not a canyon that is not dammed to save the water, water rates are not any higher than in Vancouver. Water here, according to Bennett, is right under ground and all that is necessary is to pump it into a reservoir and let it run down into the water system, and still the rates are extremely high.

Alison Burnham looked at the water situation from a different angle. Burnham said that he hated to attempt to water his lawn with but a tiny drizzle of water, and although the supply of water is said to be large enough the force is too weak.

Jay Bernstein aided Atkinson by suggesting that something be done with the many vacant lots throughout the city that were overflowing with weeds. Tall weeds hanging out over the sidewalk and across lend a very poor atmosphere to the neighborhood, Bernstein believes.

Chester Stumberg also entered in this discussion as a "dandelion director". Every year Stumberg asserted his lawn was reseeded with dandelions as a result of the vacant lots

in his neighborhood. Some cooperation should be effected between homeowners and the owners of vacant lots, Stumberg believes.

A suggestion that alfalfa hay be planted on the vacant lots in the city was made by Foster Hidden, who has been interested in alfalfa growing for some time, and has several acres of the hay in the northern lots of the city. Hidden said that a field of alfalfa was a very attractive picture and could be sold at \$6 an acre at harvest time.

Atkinson jotted all of the ideas and arguments down and intends to use them in formulating a program for the city beautiful campaign. Work in the city beautiful contest is soon to be taken up in earnest by the committee.

CONTRACT AWARD DECLINE CAUSES ACTIVITY SLUMP

California 7/15/1929

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SUMMARY SHOWS CITY'S BUSINESS IN FINE CONDITION

A volume of trade and industry, which ranks among the greatest experienced here has been enjoyed by Vancouver residents during the last six months and is continuing in July according to a general summary of business conditions in the city just completed.

In addition to the summary made here, Vancouver and surrounding territory was listed in the "white" in a survey of the business conditions in every state in the Union as made by the editors of The Nation's Business, official publication of the chamber of commerce of the United States.

Banks Show Gain

Revealing a general advance, the latest bank statements, show a decided gain in both resources and deposits in all the banks of the city. The United States National has total resources of \$2,060,720.22 as compared to \$2,034,076.23 at the time of the last statement, while the Washington National has \$1,226,054.57 and the Vancouver National has \$2,076,533.73.

Vancouver's two savings and loan associations have also been enjoying sounder business conditions during the latest period. The report of the Vancouver Savings and Loan Association shows total assets of \$77,532.17, which is a gain over a total at this time last year of \$71,803.81. The Metropolitan Savings and Loan association shows a total of approximately \$250,000, which is a \$50,000 gain in one year.

Construction Is Sound

The 5 per cent excise tax placed on savings and loan associations has

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7/15/1929

John Bert Atkinson.

VANCOUVER, Wash., Dec. 27.- (Special.)-John Bert Atkinson, 55, a resident of Vancouver for 19 years and prominent in financial and civic circles here, died last night at the Portland sanitarium following a major operation. He was born in Illinois, where his early life was spent. He followed railroading for several years and lived at Starbuck, Wash., before moving to Vancouver. He organized the Vancouver Savings and Loan association in 1920 and was its first president.

At the time of his death he was secretary and treasurer of the association and vice-president of the Washington State Savings and Loan league. He served several years on the city council and was active in all civic enterprises. He was a Mason, Royal Arch chapter; Vancouver Commandery, Afifi temple of the Shrine, Rotary club and Vancouver chamber of commerce. Surviving are his widow, Mrs. Mildred Atkinson; one son, Neal; two brothers, George of Portland and Fred of Rainier, Or., and one sister, Mrs. Elver Pease of Portland.

Funeral services will be held tomorrow at 2:30 at the First Methodist Episcopal church. Rev. Raymond Rees will officiate. Interment will be in Park Hill cemetery. The body will be moved from the Knapp mortuary to the church at 12:30 and lie in state until time for the services.

ORBIT
Oregonian
12/27/1929

J. B. ATKINSON

It was with a sense of shock and severe loss that the people of this community learned yesterday of the death Thursday evening of J. B. Atkinson, secretary-treasurer and general manager of the Vancouver Savings & Loan company. That Mr. Atkinson was gravely ill few knew. That he was ill at all prior to his going to Portland for an operation a few days prior to his death virtually none knew. He had seemed so vital, so filled with life, so much a part of the community that the idea of his passing was not even to be thought of seriously.

In commenting on the death of Mr. Atkinson, one cannot but be struck by the sad part of his being taken just when he was realizing a dream of years. He had, largely through his own efforts and zeal, built the company which he founded here in 1920 to a position where it had just built magnificent new quarters, where it was beginning to assume a vital place in the community business life. He had other dreams of expansion, dreams which a man of his energy, probity and business ability certainly would have realized had he but been spared to carry them through to accomplishment. It seems a cruel jest of fate that he could not have been permitted the enjoyment of the success which he had so signally attained.

Mr. Atkinson's death is, too, a great loss to the community. Frank to the point of bluntness, he fought and fought hard for what he considered to be right and opposed vigorously those things which he felt were not good. His criticism was always constructive and his leadership in civic affairs was such that he had a large following of able men ready to work on plans which he had formulated. His work for the advancement of the city and county, his staunch support of the chamber of commerce, his work for the church of which he was a member and his leadership in fraternal organizations with which he was affiliated made him, all in all, a citizen of the highest type, a citizen, moreover, who kept time from his civic and business duties to be the best citizen of all, a man who loved and cared for those around his own fireside.

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SAVINGS
in **1930**



IT CAN BE MADE A GAME, this business of putting money in the bank. . . . For 1930 set yourself a minimum weekly sum to save, and then try to exceed it by as much as possible. It's a game, all right; but **YOU WIN** any way you figure.

MAY 1930 BE FILLED WITH JOY . . . AND ALL YOUR DREAMS BECOME REALITIES IS OUR WISH TO YOU.

*We Have Financed a
"City of Homes"*

VANCOUVER SAVINGS & LOAN ASSN.

In our new building—10th and Main Streets

Telephone 338

Columbia 12/30/1929

**Babies Should be Started on the
Road to Thrift**

THEREFORE WE OFFER TO THE

First Three Babies

A Barrel Bank and \$1.00 Deposit

and it is hoped these babies will have
a barrel of money in a short time.



**Savings Are Safe
HERE**

Vancouver Savings & Loan Assn.

Under State Supervision

10th and Main Streets

Phone 328

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Hundreds of saddened friends paid their last respects to the late J. B. Atkinson while his body lay in state at the First Methodist Episcopal church for two hours Saturday afternoon. The casket was surrounded by flowers with many large floral pieces making a colorful background. A Knights Templar honor guard in full dress regalia with shining swords and plumed helmets formed an imposing air of solemnity and stateliness. The guard, picked from old friends of Mr. Atkinson, were: A. B. Larson, Charles Putman, William Hodgkin, S. M. Barnard, Joe Harvey, Frederick W. Schuman and William Laughlin.

During the services, held at 2:30 o'clock in the church, John W. Todd, a close friend of Mr. Atkinson, sang two numbers. The Rev. Raymond Rees read the services while the Rev. W. G. Elliott, former pastor of Mr. Atkinson's church, eulogized his work during his life time. Miss Alice Smith, Seattle, played the organ recessional. Pall bearers were: Dr. A. P. Ryan, Fred Sinclair, Howard Warren, Allison Burnham, William C. Bates and Fred Wark. The Knights Templar guard formed an escort for the cortege to the family plot in Park Hill cemetery.

Mr. Atkinson succumbed to complications following a major operation in Portland at the Portland Sanitarium, performed about two weeks ago. His death was unlooked for and it came as a shock to his many friends and business associates.

HAZEL DELL

HAZEL DELL, Dec. 30.—(Special)
—Lowell Suterfield, son of Mr. and Mrs. S. B. Suterfield, is at the Clark General hospital, where he is having

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(Turn to page four, please)

WARK SUCCEEDS JOHN B. ATKINSON

A. P. Ryan Chosen as Presi- dent of Vancouver Savings and Loan Ass'n.

Fred Wark, for seven years a di-
rector of the Vancouver Savings &
Loan association and until last night
vice-president of the organization,
will succeed the late J. B. Atkinson
as secretary-treasurer, it was an-
nounced today. He was selected for
the position at a special meeting of
the board of directors Monday night.

Coincident with the appointment
of Wark to carry on the work of the
deceased official, the directors chose
A. P. Ryan as president and G. A.
Evans as vice-president. The place
of J. B. Atkinson on the board was
filled by the election of Neal Atkin-
son, his son.

The new secretary-treasurer, the
directors pointed out, was intimatel-
ly associated for years with Mr. At-
kinson and had become exceptionall-
ly well-grounded in training for the
position through dally business ac-
tivities with the latter.

Dr. Ryan not only is well known
in Vancouver but also is known in
many other parts of the state, and
was one of the original incorporators
of the company. Evans, now retired,
is former head of the North Bank
Feed company.

The announcement called attention
also to the fact that the association
is nearing its tenth birthday and that
five of the directors have served
throughout the life of the organiza-
tion. A continuation of the policy of
management Atkinson made success-
ful was pledged.

The board of directors is now com-
posed of A. P. Ryan, Fred Wark,
Roy Hesselhine, Dr. N. J. Taylor, O.
A. Johnson, J. W. Durgan, W. C.
Bates, G. A. Evans and Neal Atkin-
son.

Cardinal Gasparri Is Feeling Better

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Columbian
12/31/1929

WEDNESDAY, MAY 28, 1930

Real Estate and Insurance

Owner

Leaving for Hawaii, must sell his pretty home. 3-room plastered house, plumbing, electricity, fine yard, lawn, flowers and shrubbery, fruit and garden. Good garage. Worth \$1800. \$1150 takes it. . . Terms. See Mr. Childs.

J. B. Atkinson & Co.

Incorporated
Vancouver Savings & Loan Association Building
10th and Main Streets
Vancouver

OWN YOUR HOME

5-room new modern house, garage, magnesite drain board and floor in both rooms, hardwood floors, in living room and one bedroom — \$3250.00, \$250 down payment, balance \$39 monthly.

6-room new modern house, garage, corner lot, improved street, well located and a good buy at \$4750.00, \$500 down payment, balance \$32.50 monthly.

4-room stucco, 3419 H street, includes gas range, owner non-resident and must sell at once. \$3150.

5-room, old house, lot 76x109 on fine paved street, sewer in, garage, fine shrubbery. \$2400.00, terms.

Small old house, 5 rooms, C street, north of 22nd, \$2100, easy terms.

Small house, acre tract, \$1800. Some terms.

2 1/2-acre view property, worthy of a fine home, natural shrubbery.

Building lots, all prices.

JOHN A. HOGG

114 East 16th Street
Phone 1538

Vancouver, Washington

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Columbian
5/28/1930

MASONS TO BUILD TEMPLE

Vancouver Lodges Form Organization to Erect Structure.

VANCOUVER, Wash., April 29.—(Special.)—A Masonic building association has been formed by the Masonic lodges in Vancouver to build a large new temple on property recently bought at Main and Ninth streets.

The present Masonic temple at Main and Eighth streets was built in 1885, and it has become too small to accommodate the large number of meetings held every month.

Joseph Harvey was elected president of the association and William C. Bates secretary. A committee to obtain general plans was appointed and includes George B. Simpson, John Dickson and A. G. Potter. The finance committee is A. L. Miller, M. R. Sparks and J. B. Atkinson.

It is understood that the building will cost \$150,000. The lots cost \$25,000.

POLICE CHIEF ASSAILED

Vancouver Officer Charged With
"Conduct Unbecoming."

VANCOUVER, Wash., Aug. 17.—
(Special.)—J. B. Atkinson, chairman
of the police committee of the city
council, last night, after charging
George H. Sanford, chief of police,
with conduct unbecoming an officer,
asserted "that liquor in this town is
being allowed to run wild." Mr. At-
kinson further said that Mr. Sanford
has been seen driving his car while
intoxicated and that he has been un-
able at times properly to conduct the
duties of his office because he was in
an intoxicated condition.

Mr. Sanford, who was present, de-
nied every charge and said they were
false and for spite. He demanded an
investigation to remove the imputa-
tions cast at him by Mr. Atkinson.

Mr. Atkinson's resignation was ac-
cepted.

GAS RATE HEARING OPENS

VANCOUVER CONSUMERS ARE
OPPOSED TO INCREASE.

Attempt Being Made, to Show Al-
leged Auxiliary Plant Is Not
Necessary to Company.

VANCOUVER, Wash., Feb. 17.—
(Special.)—The public service com-
mission of Washington today held a
hearing here on the proposed increase
in gas rates in Vancouver. Edward
M. Cousin, rate attorney, was re-
tained by the gas consumers of this
city and he handled the case for the
city, assisted by William C. Bates,
city attorney. John P. Kiggins, mayor
of Vancouver, and Chris Engleman
and J. B. Atkinson, member of the
council, were permitted to sit in the
case with the public-service commis-
sion. The gas company proposes to
raise the price of gas to \$1.90 each
1000 feet.

All of the civic organizations in
the city were represented at the
meeting and there was a big crowd
all day, all interested in the testi-
mony. An attempt is being made to
show that the local gas plant, which
cost about \$30,000, and on which the
local users are asked to pay interest,
is not necessary, and should not be
charged to the consumers. It is held
that this plant is an auxiliary to be
used in case a main from Portland
should break. However, when the
severe weather in December, 1919,
froze up the main for several days,
this plant was not operated and peo-
ple went without gas until the main
was repaired.

Hillsboro, Gresham, Oregon City
and other points receive the Port-
land rate on gas, while Vancouver
has always paid 50 per cent more. It
is held that there should not be such
a difference in price of gas in Van-
couver, which is much closer than
the outside cities in Oregon that are
served by the same company.

The case will be completed tomor-
row and the commission will take the
matter under advisement and an-
nounce findings later.

Reynolds

2/18/1921

EPITHET'S USE IS DENIED

Vancouver Citizen Says He Didn't
Call Councilman Grafters.

VANCOUVER, Wash., Aug. 3.—(Special.)—J. H. Coffin, the man who is alleged to have insinuated that certain members of the city council were grafters, at a meeting of that body Monday night, today denied that he called them such and declared that he had been misinterpreted by the press.

He said that he told Councilman J. B. Atkinson relative to the paving of Ninth street that since that official did not own property there he "did not see that he had anything to gain or lose through paving unless he was getting a handout by the contracting company." Coffin says he is solidly against the proposed pavement.

Refers

8/4/1921

O Refers

9/15/1921

Page 1

Commandant to Be Welcomed.

VANCOUVER, Wash., Sept. 14.—
(Special.) — This afternoon Acting
Mayor Atkinson, Robert Dunbar,
president of the Prunarians; John

Oregonian

9/15/1921

Page 2

Todd, president of the Rotary club, and John Elwell, president of the chamber of commerce, will form what will be called the mayor's party and will go to Vancouver barracks headquarters office and welcome Brigadier-General Blatchford, new commandant of the local army post, to Vancouver. The welcome will be given at 2 o'clock and Mr. Atkinson will deliver the address of welcome on behalf of the city and the civic organizations.

CITY WELCOMES TROOPS

Vancouver Mayor and Civic Organizations Greet 59th Infantry.

VANCOUVER, Wash., Sept. 14.—
(Special.)—Brigadier-General Blatchford and the officers of the 59th Infantry were formally welcomed to

O Reynolds

9/21/1921

Page 1

Vancouver today by Acting Mayor Atkinson, Robert Dunbar, president of the Prunarians; John Todd, president of the Rotary club; John Ellwell, president of the chamber of commerce, and Rev. C. C. Curtis, representing the Ministerial association.

The general greeted the Vancouver men at headquarters and introduced them to the other officers of the post. Mayor Atkinson welcomed the general and officers on behalf of the city.

Following the mayor's talk Robert Dunbar and John Todd extended a warm welcome from the Prunarians and the Rotary club. Mr. Dunbar said civic organizations are preparing letters to be posted as bulletins in each company to welcome the men.

*Original
9/21/1921*

Page 2

PAVING REPAIR ORDERED

Vancouver Council Instructs Car Company to Do Work.

VANCOUVER, Wash., Jan. 21.—(Special)—The North Coast Power company, controlling the city traction and water companies, loses approximately 1 cent on every passenger it carries, according to data presented at a meeting of the city council Tuesday, when Councilman C. W. Davis and J. B. Atkinson attempted to have the franchise revoked. The company has been losing money on its street car system for more than two years past it has been asserted.

However, after much argument in which Councilmen Padden and Salisbury defended the company, it was ordered that the company be compelled to repair the pavement where its tracks and cars have damaged it on Twenty-sixth street.

Original

1/22/1922

LONGSHOREMEN GET WORK

Agreement With Union Is Made by Vancouver Council.

VANCOUVER, Wash., May 2.— (Special.)—A closed shop agreement with the longshoremen's union here was entered into last night by the Vancouver city council. A contract for work on the municipal dock will be let to the union, setting the rate for handling lumber at 65 cents a thousand feet. The decision followed a heated debate between Councilman Atkinson, chairman of the dock committee, and members of the committee from the union. Mr. Atkinson insisted that the dock should be open to citizens of Vancouver whether they belonged to the union or not.

The members of the union committee said that they were taxpayers in Vancouver and that unless they got the contract for all shipments going over the dock they would have to relinquish their charter and leave the city. The council rejected that portion of the dock committee's recommendations establishing an open shop but adopted other sections relating to the preparation of a tariff, and the establishment of adequate protection against fire.

The resignation of W. W. Curran, member of the council, was accepted. Mr. Curran said that business reasons were pressing.

Organizer

5/3/1922

BUS STATION REQUIRED

VANCOUVER COUNCIL ADOPTS STAGE ORDINANCE.

Drivers to Be Assessed 20 Cents
Daily and Must Use Terminal
to Obtain Licenses.

VANCOUVER, Wash., Dec. 4.—
(Special.)—After a stormy session
tonight the city council passed the
stage terminal ordinance, providing
that busses operating out of this
city must establish by February 1
a brick or concrete station inside
the district bounded by Broadway,
Washington, Third and Eighth
streets.

The bus operators opposed the or-
dinance on the ground that it con-
tained a provision that the station
must have a minimum floor space of
5750 feet, 750 feet more than a city
lot. The bus men charged that only
one available building provided that
much space. This building, they
said, was the Julius Sax structure at
Third and Main streets, now under
lease to William Paul and H. E.
Pardoe.

Councilmen Atkinson and Blaker
also opposed the ordinance, which
was passed by a vote of five to two.
The measure has been a storm cen-
ter for the past six weeks, ever
since it was first proposed.

The bus operators charged that
the ordinance was drawn up by
Henry Crass, attorney for Paul &
Pardoe, and that it was framed with
the object of limiting the choice, so
that only the Sax structure could be
used. The operators also declared
that the time limit precluded the
possibility of building a new ter-
minal, although it left ample time to
remodel the Sax building.

The drivers will be assessed 20
cents daily for the use of the ter-
minal, and all will be obliged to use
it in order to obtain licenses.

A big crowd attended the meeting
of the council. A petition, signed
by a number of business men, ask-
ing that an ordinance be passed re-
quiring the establishment of some
terminal, was presented before the
vote was taken.

Oregonian

12/5/1922

TERMINAL ROW RESUMED

Vancouver Council Grants License for Five-Year Period.

VANCOUVER, Wash., Dec. 18.—(Special.)—The old stage terminal row broke out again at the session of the city council tonight when that body voted, five to two, to grant a five-year license for operation of the new terminal, construction of which was authorized recently by the council.

The license was granted to William Paul and H. E. Pardoe who will operate the terminal at Fifth and Main streets which all busses serving the city must use. Councilmen Atkinson and Blaker, the same who fought the permit for the erection of the building on the charge that it was giving a practical monopoly to two men, resumed their bitter battle tonight but to no avail, as the other councilmen voted for the license.

McFarlane
19/19/1922

VANCOUVER SAVINGS AND LOAN ASSOCIATION, OF VANCOUVER,
WASHINGTON.

OFFICERS.

J. B. ATKINSON, President. HARRY R. PORTER, Secretary.
HARRY R. PORTER, Treasurer. WM. C. BATES, Attorney.

DIRECTORS.

N. J. TAYLOR, HARRY R. PORTER, J. B. ATKINSON, MILES R. SMITH, W. E. CARTER, O. A. JOHNSON, A. P. RYAN, ROY HESSELTINE, C. W. RYAN.

Amount of authorized capital.....	\$2,000,000 00
Par value	100 00
Number of members.....	408
Number of shares sold during the year.....	2901
Number of shares cancelled and withdrawn during the year.....	259
Number of shares in force at close of year.....	3945
Amount of membership fee per share charged.....	2 00
Rate of annual dividend declared for year past.....	8%

RECEIPTS.

Installments of dues on stock—

A and B stock.....	\$40,314 97
C stock	38,194 91
Repayments on loans.....	12,362 64
Borrowed money under sec. 5, ch. 110, Laws 1913.....	10,700 00
Real estate sold.....	None
Insurance, taxes and other advances refunded.....	None
Interest	5,883 68
Rents from real estate.....	None
Membership fees collected.....	4,240 00
Cash on hand July 1, 1921.....	142 05

Total receipts and balances..... \$111,838 25

DISTRIBUTMENTS.

Real estate loans.....	\$73,910 75
Stock	14,402 36
Borrowed money paid.....	11,100 00
Interest on borrowed money.....	70 25

WASHINGTON
Savings
Doc W4

Insurance and taxes advanced.....	None
Withdrawals of stock—Included in above stock.....	
Dividends	2,784 58
Salary of officers and directors.....	None
Office help, rent, etc.....	974 80
Legal services	None
Commission on loans.....	None
Commission on stock (membership fees).....	4,240 00
Furniture and fixtures.....	100 00
Cash on hand June 30, 1922.....	4,255 77

Total disbursements and cash balance..... \$111,838 25

ASSETS.

Cash on hand.....	\$4,255 77
Real estate loans.....	95,707 43
Stock loans	None
Loans to other societies.....	None
Bonds and warrants.....	None
Real estate owned.....	None
Real estate sold under contract.....	None
Advances on account of loans.....	None
Furniture and fixtures.....	100 00

Total assets..... \$100,063 20

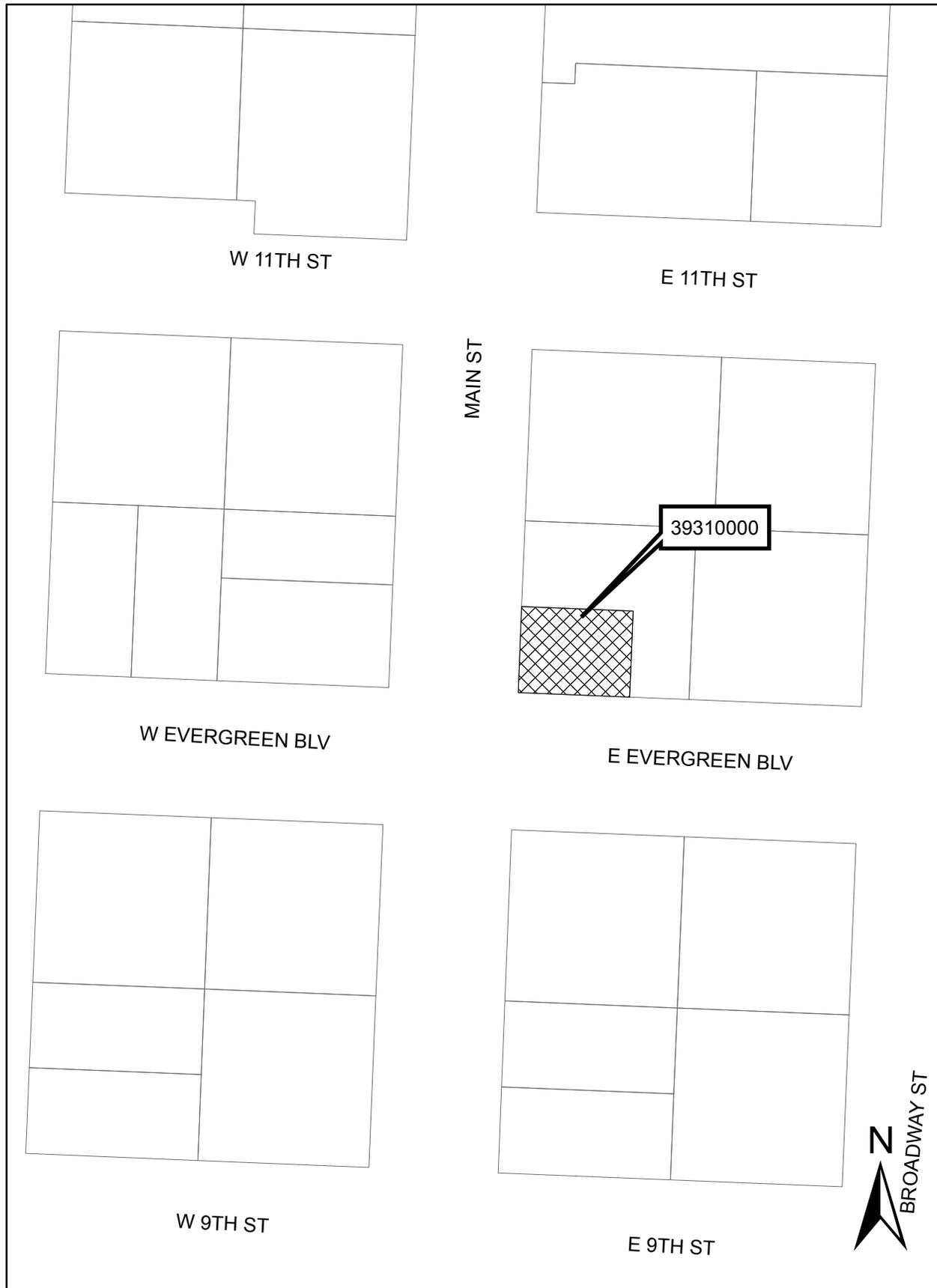
LIABILITIES.

Stock	\$96,806 88
Contingent fund	355 00
Undivided profits	2,901 32
Loans due and incomplete.....	None
Loans from other societies.....	None

Total liabilities..... \$100,063 20
 Interest due and uncollected..... None

WMSHAGOR
 BERMAN
 Dec 14

Vicinity Map



W 11TH ST

E 11TH ST

MAIN ST

39310000

W EVERGREEN BLV

E EVERGREEN BLV

W 9TH ST

E 9TH ST

